

Bay Area Regional Facilities Plan 2004 Update



California Department of General Services

***Real Estate Services Division
Asset Planning and Enhancement Branch***

Bay Area Regional Facilities Plan 2004 Update



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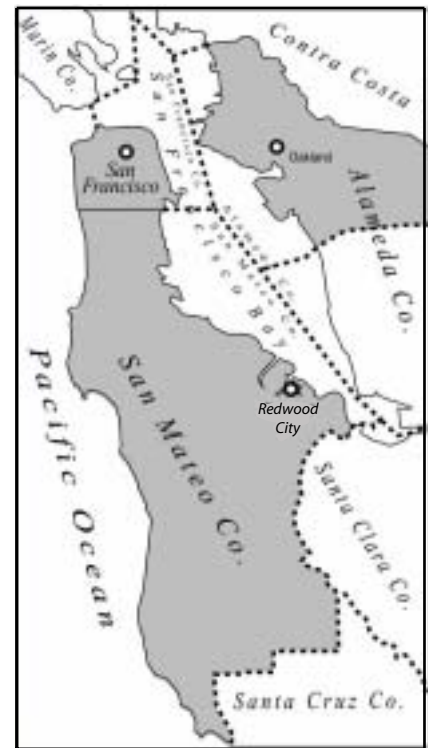
Executive Summary

The Department of General Services (DGS) prepared this Bay Area Regional Facilities Plan Update (2004 Update) as part of ongoing efforts to provide a comprehensive, coordinated approach for meeting state agencies' office space needs throughout the state. This 2004 Update presents general information on the status of State of California occupied office space in the counties of Alameda-Oakland, San Francisco, and San Mateo. It also reports on the implementation status of the 2000 Bay Area Regional Facilities Plan (2000 Plan) and identifies remaining consolidatable state office space and current agency occupancy data in state-owned and leased locations.

Consolidatable office space is occupied by functions that do not require specialized facilities and are compatible for location in a multi-tenant, general-purpose office building. Special purpose space needs such as warehouse operations are not addressed in this study, nor are the space needs of programs located in state-owned field offices (ex. Department of Motor Vehicles (DMV) and California Highway Patrol (CHP)).

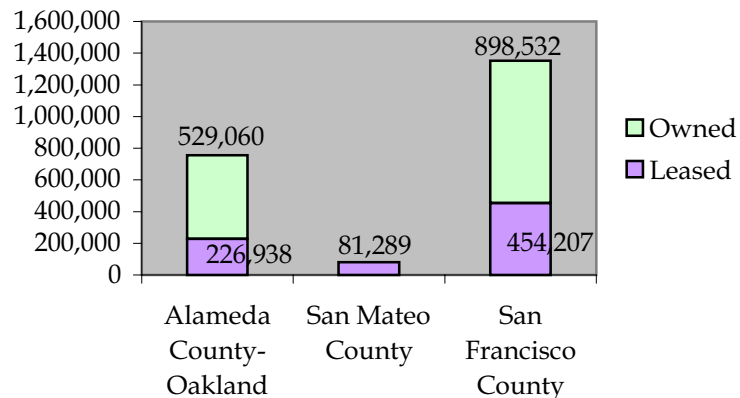
State agencies occupy 2.2 million net square feet (NSF) of general purpose office space in four DGS-owned office buildings (1.4 million NSF) and in leased office space (.8 million NSF) in the Bay Area Region. This amount is approximately 100,000 NSF less than the amount occupied at the time of the 2000 Plan. This difference is due to an updated calculation of the square feet occupied by the tenant agencies in the two San Francisco Civic Center Plaza buildings, Earl Warren Building and Hiram W. Johnson State Office Building. An additional .9 million gross square feet (GSF) of office space in this region is provided in agency-owned, special purpose buildings, including the .7 million GSF Department of Transportation (Caltrans) - owned District 4 Headquarters Building in Oakland.

Bay Area Region



The following chart quantifies, by county, the occupied office space in the DGS-owned office buildings and leased office facilities.

***DGS-Owned Office Buildings and Leased Office
Space in the Bay Area Region (NSF)***
(for Alameda County – Oakland, San Francisco County,
and San Mateo County)



DGS-Owned Office Buildings

Approximately 65 percent of Bay Area Region state agency general-purpose office requirements (excluding agency-owned office space) is housed in four DGS-owned office buildings. The buildings are:

San Francisco Civic Center Plaza
Hiram W. Johnson State Office Building
Earl Warren Building
Governor Edmund G. Brown Building
Elihu M. Harris Building

The DGS develops and maintains an accounting of monthly rent charged to state agency offices located in DGS-owned and managed facilities throughout California. The four DGS-owned buildings in the Bay Area Region are accounted for individually and monthly rental rates are established for each building. There are certain operating expenses for the State Capitol complex of buildings and other state expenses, which are absorbed as overhead by all DGS-owned office buildings, that are also factored into this amount, therefore,

the rental rates include additional costs that are not typical to a private-sector owner. The 2003/2004 monthly office space rent paid by state agencies located in the San Francisco Civic Center complex is \$3.46 per NSF. The rate will increase to \$4.51 per NSF per month in 2004/2005. This increase is due to an updated calculation of the square feet occupied by the tenant agencies so that the rental rate is based on “usable” (rather than “rentable”) space. This space measurement methodology is consistent with how other DGS-owned buildings are measured and operated. Because “usable” space does not include common areas in the building, the rental rates are higher on a per square foot basis, but tenants are charged for a smaller amount of office space than they would if rentable square feet was used. The monthly office space rent paid by state agencies in the Elihu M. Harris Building in Oakland is \$2.98 per NSF for 2003/2004 and \$3.07 per NSF for 2004/2005. As the sole office space tenant of the Governor Edmund G. Brown Building in San Francisco, the Public Utilities Commission makes semi-annual bond repayments, which between March 2004 and March 2005 total \$4.99 million. Additionally, the agency pays for operating expenses, which amounted to \$1.5 million in fiscal year 2002/2003.

The four office buildings are described below.

San Francisco Civic Center Plaza

In 1998, work was completed to renovate the Earl Warren Building (350 McAllister Street) and construct a replacement Hiram W. Johnson State Office Building (455 Golden Gate Avenue) to comprise a complex known as the San Francisco Civic Center Plaza. The six-story, 158,271 NSF Earl Warren Building was built in 1922, listed on the National Register of Historic Places, and closed due to earthquake safety concerns following the 1989 Loma Prieta earthquake. The building was renovated beginning in 1996 concurrently with the construction of the new Hiram W. Johnson State Office Building. The Earl Warren Building houses the Judicial Council, Appellate Court, First District and the Supreme Court. The 14-story, 712,619 NSF Hiram W. Johnson State Office Building, built on the site of a former state office building, is connected to the Earl Warren Building by a vestibule. The two buildings share amenities, including a child care center, courtrooms, an auditorium, and café. Eleven state tenant agencies occupy the Hiram W. Johnson State Office Building.

Governor Edmund G. Brown Building

Construction of the five-story, 195,390 NSF Governor Edmund G. Brown Building at 505 Van Ness Street was completed in 1984. The Public Utilities Commission is the single occupant of the building.

Elihu M. Harris Building

The 22-story, 475,741 NSF Elihu M. Harris Building was completed in 1998 to replace the earthquake-damaged Oakland State Office Building at 1111 Jackson Street. The building houses 22 state agencies and is located in the city business center of downtown Oakland, an area that has been revitalized with new city, state, and federal offices.

In addition to these DGS-owned office buildings, the department also recently acquired a potential future office opportunity site in downtown San Francisco with the exchange of four irregular-shaped parcels no longer needed by the state (remnants of a former state highway right-of-way) for one parcel of vacant land totaling approximately .32 acres owned by the City and County of San Francisco. This site, currently used as a surface parking lot, is a few blocks from the Civic Center area state office buildings. Its development potential as a future state office location will be explored in future planning efforts.

Consolidatable Leased Office Space

The state currently occupies 596,044 NSF of consolidatable leased office space and will make monthly rent payments on this space totaling \$1.7 million in 2004. This averages to \$2.78 per NSF per month or \$2.52 per rentable square foot (RSF), per month, full service.

The Bay Area real estate market has changed dramatically since the development of the 2000 Plan when office rental rates were rapidly climbing and office vacancy rates were at record lows. One of the consequences of the downturn in the Dot-Com industry has been an office real estate market with significantly lower rental rates and an abundance of available Class A and Class B office space. In downtown San Francisco, where rental rates are one quarter of those reported in the 2000 Plan, asking rates for Class A space range from \$2.36 to

\$2.49 per RSF per month. In downtown Oakland, the average rental rate for the Central Business District/City Center is \$1.99 per RSF per month. The highest office vacancy rate in the region is reported in San Mateo County at 26.6 percent, with an average asking rental rate of \$2.09 per RSF per month. In contrast, the vacancy rate for DGS-owned office buildings statewide remains consistently below one percent. Indicators suggest the real estate market in the region is improving as rental rates have stabilized and the overall office vacancy rate begins to decline. However, the timing and extent of a recovery are conjecture at this time.

Future Consolidatable Office Space Requirements

Factors that may affect the state's regional office space occupancy requirements must be considered when assessing future office consolidation requirements in the Bay Area Region. These factors include the California Performance Review created by Governor Schwarzenegger to comprehensively examine California state government and recommend changes to increase efficiency and effectiveness. The outcome of this intensive assessment may result in agency reorganizations and consolidations that may alter the state's current office space occupancy program.

Additionally, the DGS assembled a Rent Reduction Taskforce to develop a process to implement the 2003/2004 Budget Act directive to consider opportunities that would result in savings statewide by consolidating, renegotiating, eliminating, decreasing, or downsizing leased office space. This program achieved savings of four percent in state rental costs for fiscal year 2003/2004 and projects savings of six percent in fiscal year 2004/2005.

In addition to the implications of the state's economic recovery efforts on agency office space requirements, the completion of the Department of Health Services' (DHS) new office facility (Richmond Laboratory Phase III) in spring 2005 will prompt subsequent relocation of state agencies. Between May and August 2005, DHS programs are scheduled to move into the new facility from four current locations; 52,205 NSF from three leased facilities and 63,546 NSF from the DGS-owned Elihu M. Harris Building in Oakland.

The relocation of DHS staff from the Elihu M. Harris Building to the new Richmond Laboratory Phase III building presents the state with an opportunity to address office space requirements of state agency tenants in other DGS-owned office buildings. The Department of Industrial Relations (DIR) currently occupies a total of 152,753 NSF of office space in the Hiram W. Johnson State Office Building and 64,055 NSF of office space in the Elihu M. Harris Building. Programs in approximately 60,000 NSF of the department's space in the Hiram W. Johnson State Office Building will backfill the 63,546 NSF of office space to be vacated by the DHS. The space in the Hiram W. Johnson State Office Building to be vacated by the DIR will eventually be occupied by the Administrative Office of the Courts to accommodate its expansion needs.

With the completion of the Richmond Laboratory Phase III, the amount of consolidatable leased office space occupied by state agencies in the Bay Area Region will be reduced by 66,311 NSF from the current 596,044 NSF. The remaining consolidatable leased office space will be concentrated in the Region by the following county breakdown.

***Bay Area Region
Massing Concentrations of
Consolidatable Leased Office Space
(Alameda County – Oakland, San Francisco County,
San Mateo County)
Summer 2005***

	<i>Alameda County - Oakland</i>	<i>San Francisco County</i>	<i>San Mateo County</i>	<i>Region Total</i>
<i>NSF Leased Consolidatable Office Space</i>	68,314	404,612	56,787	529,713

The most likely location for a new state office consolidation project in the Bay Area Region is in San Francisco, where leases for approximately 400,000 NSF of consolidatable office space will have expired by 2010. The state may have an opportunity to develop an office project in the future on the site on Golden Gate Avenue recently acquired through an exchange with the City of San Francisco. The site is located in

proximity to the DGS-owned office buildings, one block from the Governor Edmund G. Brown Building and four blocks from the Civic Center Complex. The Employment Development Department owns adjacent land, currently improved with a 60,000 GSF office building and a surface parking lot. This study does not examine the development potential of the site. However, if a new office space consolidation project appears to be feasible during a future planning effort, this existing state-owned site/asset should be considered.

In Alameda County – Oakland and San Mateo County, the consolidatable office space still located in leased space after the full occupancy of the Richmond Laboratory Phase III is not sufficient to justify a new state office development project. Assuming no programmatic changes that will result in increases or decreases in the office space requirement, agencies will occupy 68,314 NSF of consolidatable leased office space in Alameda County – Oakland and 56,787 NSF of consolidatable leased office space in San Mateo County. Many of the programs in consolidatable space in these counties are local serving and need to remain in their respective geographic areas. Generally, a 100,000 GSF requirement is the minimum to justify an economically viable project, assuming the state's typical use of debt financing for new office projects.

Findings

The state's office space occupancy level in the Bay Area Region has remained substantially level over the last four years. Continuing to lease office space in the three counties for a percentage of its needs provides the state with flexibility to respond to any changes in office space requirements that result from organizational or programmatic recommendations made by the California Performance Review. This flexibility is also important for the state's occupancy strategy for the DGS-owned buildings, as the first priority will be to maintain full occupancy of these buildings. If additional backfill tenants are needed, agencies in current leased facilities will be considered for their appropriateness as backfill tenants.

The future of the region's office real estate market is uncertain. If the market remains soft, the state may benefit from lower asking rental rates and more favorable lease terms during negotiations for new space or lease renewals.

Development of the next full Bay Area Regional Plan will commence in 2006. This process will include surveys of all agencies occupying office space in the region. Program or priority changes will be identified, as well as any ensuing changes in office space requirements. Additionally, the office real estate market trends will be monitored during the development of the 2006 Plan to provide a more pragmatic assessment of the feasibility of future state office consolidation opportunities.

Chapter 1

Introduction

A. Purpose

The Bay Area Regional Facilities Plan Update (2004 Update) was developed to present general information on the status of State of California occupied office space in the counties of San Francisco, Alameda-Oakland, and San Mateo. The 2004 Update also reports on the status of the implementation of the recommended actions presented in the 2000 Bay Area Regional Facilities Plan (2000 Plan), as part of the Department of General Services' (DGS) ongoing asset management and strategic planning activities. The 2004 Update identifies remaining consolidatable state office space and current agency occupancy data in state-owned and leased locations. Consolidatable offices include functions that do not require specialized facilities and are compatible for location in a multi-tenant, general-purpose office building.

The regional facilities plans serve to inform the Legislature, state agencies, local government, and the state's private sector business partners of the state's intentions for addressing its ongoing office space needs. Updates are prepared for the larger metropolitan regions (Bay Area, Los Angeles, Sacramento, and San Diego) to report on the status of the regional plan implementation, as well as current conditions and activities. The regional plans and updates are the key business tools used by the DGS real estate staff to oversee the state's leasing and development activities and evaluate client agencies' space requests.

Findings from this update will serve as a basis for the next full regional facilities plan for the Bay Area Region, scheduled to commence in 2006. It will provide a detailed analysis of the state's changing facilities requirements and provide recommendations on the future direction for meeting state office space needs.

Map 1

Bay Area Region



B. Scope and Strategy

The 2004 Update reviews the state's general-purpose office space requirements in the three-county Bay Area Region. State agencies that occupy DGS-owned office buildings and leased office space are included in the study. Office space consolidation opportunities are identified for each separate planning area.

The state's planning strategy includes the following process for the three Bay Area Region planning areas:

- Summarizes the present clusters of agency offices.
- Provides current information on leasing conditions and commitments.
- Reviews the state's regional office space development and status of occupancy in the new Department of Health Services Richmond Laboratory Campus.
- Identifies areas of concentration of consolidatable leased office space for future study.

For the development of the 2004 Update, the Statewide Property Inventory (SPI) database is sufficient for identifying current agency occupancy information. Questionnaires will be sent to agencies during the development of the 2006 Bay Area Regional Facilities Plan. Responses to those facility planning questionnaires will then be used to update the SPI database. Agencies also provide statewide updates of their real estate assets through an annual SPI verification process conducted by the SPI Unit.

Appendix 1 summarizes the occupancy data derived from the SPI from the following categories:

- Leased space – Consolidatable
- Leased space – Non-consolidatable
- DGS-owned
- Agency-owned

This 2004 Update presents a general overview of current office space consolidation opportunities in the region. The 2006 Bay Area Regional Facilities Plan will evaluate in greater detail state-owned facilities and those offices in leased facilities that are considered consolidatable.

C. Organization of the Plan

Chapter 1: Introduction addresses the purpose, scope, strategy, organization, assumptions, and methodology for the 2004 Update.

Chapter 2: Background presents general regional information, reports on previous planning efforts, provides a synopsis of the 2000 Plan's findings and recommendations, and describes existing conditions, including the current status of state assets, state-owned and leased office facilities, and the regional office market.

Chapter 3: Agency Space Consolidation Requirements identifies the existing consolidatable office space in state-owned and leased facilities in the three counties and describes factors that might affect future agency office space requirements.

Chapter 4: Findings correlates the future consolidatable leased office space and lease conditions with the 2000 Plan implementation strategies. The chapter also presents a strategy for future use of space in the existing state-owned office buildings and identifies issues for future planning efforts.

Chapter 5: Additional Development Considerations addresses office space development and facility considerations not discussed elsewhere in the document. These additional considerations include administrative policy, statutory requirements, alternative officing, and local planning issues.

The ***Glossary of Terms*** and ***Appendices*** are located at the end of this report.

D. Planning Assumptions

The following planning assumptions were used to develop this 2004 Update:

Study Area

1. The Regional Plan Update covers three planning areas, San Francisco County, Alameda County-Oakland, and San Mateo County. The planning areas are shown on Map 1 on page 2.

Statewide Property Inventory

2. Occupancy data provided by the SPI, and verified by DGS real estate staff, is adequate for the purposes of a plan update. The SPI is a centralized real estate management information system, developed and maintained by the DGS. Agency Occupancy Summary Data is located in Appendix 1 of this report. This data was current as of May 2004. Information from the SPI, other DGS resources, and the Governor's Budget was utilized for the purposes of this update.

Agency Staffing

3. Agency staffing numbers refer to the actual number of full-time employees accommodated in a facility, rather than the number of authorized personnel years (PYs) within agency budgets. Generally, staffing numbers verified by SPI are sufficient for the purpose of this update.

Agency Growth

4. This study assumes that, in general, most state agencies will experience no growth in staff or space requirements in 2004 or during the planning horizon prior to the development of the next full regional plan. If consolidation projects are approved, detailed programming studies will be needed to determine more precise space requirements. It is

recognized that the current state budget situation may affect agency staff or space requirements. The 2006 Plan will survey individual agencies to confirm staffing levels and to update space requirements based on program changes.

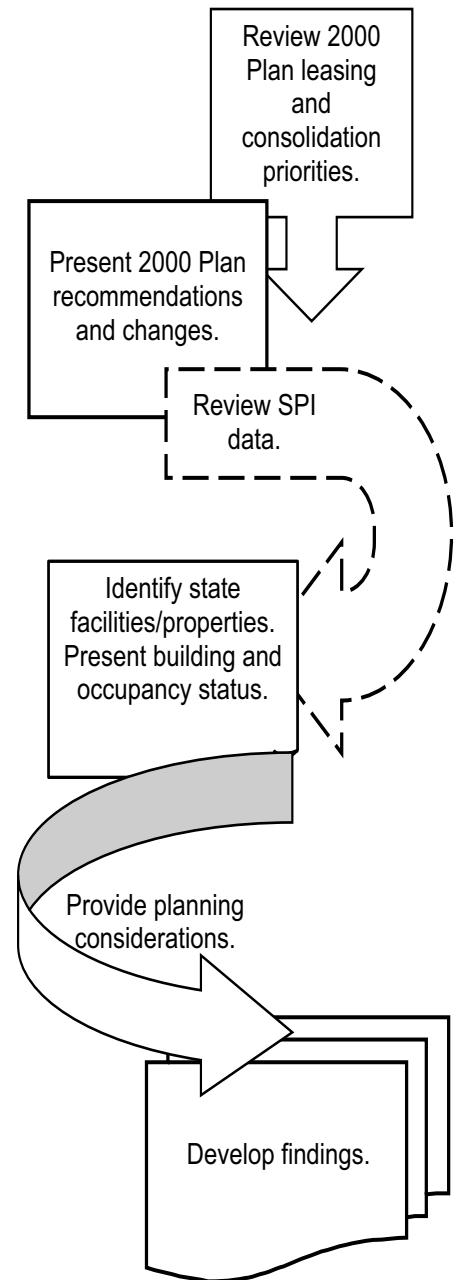
State Offices Excluded from Study

5. This Regional Plan Update focuses on general-purpose office space that could be consolidated in a region serving, multi-tenant facility. The California State University, and institutional space such as prisons and hospitals, will continue to be accommodated in separate facilities. Special purpose space such as warehouse operations, laboratories, parole offices, etc., is not addressed. Consequently, these spaces are not identified in the plan. All other office space is identified. Some field operations of the California Highway Patrol (CHP), Department of Motor Vehicles (DMV), Department of Transportation (Caltrans), and the Employment Development Department (EDD) are assumed to be adequately housed in the state-owned single purpose facilities they currently occupy in the Bay Area Region. These agency-owned facilities are non-consolidatable and consequently will not be considered for tenancy in a regional serving state facility.

E. Methodology

The methodology used to develop the 2004 Update is similar to that used for the development of regional facilities plan updates for other regions in the state. This methodology is summarized below:

1. Review 2000 Plan leasing and consolidation priorities.
2. Present 2000 Plan recommendations and identify changes.
3. Review occupancy information provided by the SPI.
This database provides a comprehensive inventory of all state-owned and leased facilities addressed in this 2004 Update.
4. Identify state facilities/properties and present building and occupancy status as a region and by planning area.
5. Provide planning considerations that may affect office space occupancy requirements.
6. Develop findings.



Chapter 2

Background

A. Description of Region

The Bay Area Region is situated midway along the California coastline and includes the following three planning areas:

- San Francisco County, including the City of San Francisco
- Alameda County – Oakland, including the cities of Berkeley, Emeryville, San Leandro, and Oakland
- San Mateo County, including the cities of San Bruno, South San Francisco, Daly City, Foster City, San Mateo, and Menlo Park

The entire nine-county metropolitan San Francisco Bay Area includes the counties of Marin, Napa, Solano, Contra Costa, Alameda, Santa Clara, Santa Cruz, San Mateo, and San Francisco. Marin County is studied as part of the North Coast Region; Contra Costa, East Alameda, and Santa Clara Counties are studied as the Santa Clara and East Bay Region; Santa Cruz County is studied as part of the South Central Coast Region; and Napa and Solano Counties do not yet contain a state office space requirement of sufficient size to include them in a planning area.

Together, the nine counties have a population of almost seven million. According to the Association of Bay Area Governments (ABAG) Projection 2003, by 2025 this number is expected to grow to almost 8.5 million, with the greatest growth expected to occur in the central urban areas, including the cities of San Francisco (an additional 75,000 people), Oakland (an additional 39,000 people), and San Jose (an additional 112,000 people). These increases are greater than previously forecasted. Less growth is expected in the rural counties.

This population increase will be driven by revived job growth after the sudden and significant loss of high technology industry jobs in the early 2000s. Between 2005 and 2025, a 17 percent increase in new jobs is expected for the nine-county area (660,970 new jobs), with the greatest growth in the service industry, followed by retail trade, manufacturing, government, and the finance, insurance, and real estate industry.

B. Past Planning Efforts

Historically, facilities plans examining office space requirements and developing occupancy strategies studied the state's office space needs in individual Bay Area counties. A 1991 study broadened the scope to include two counties, San Francisco and Alameda. In 2000, the first full regional plan, which also included the County of San Mateo, was developed. The following summary presents a history of state office space planning in the Bay Area Region since 1975.

Alameda County – Oakland

1975 Oakland Facilities Plan

Construction of the 1111 Jackson Street Building in 1960 included the ability to expand on-site by constructing, at a future time, a seven-story addition over the single-story annex. At the time the 1975 Oakland Facilities Plan was developed, legislation had authorized this 83,095 net square foot (NSF)/105,750 gross square foot (GSF) addition and it was expected the project would be completed by 1984. The 1975 Plan projected a ten-year state office space requirement that triggered concern that parking required for the 500 occupants would not be accommodated close to the building. The Plan included a recommendation to relocate the EDD Employment Services office from the building. Since the Plan recommendation was not implemented, agency growth requirements were met in leased facilities.

1978 Oakland Facilities Plan

The 1978 Oakland Facilities Plan recommended the purchase of a civic center site to develop a 165,200 NSF state office building and parking facility. Unlike the 1975 Plan, this Plan did not recommend construction of an addition over the existing single-story annex of the 1111 Jackson Street Building or relocating the EDD Employment Services office, which was then located in the annex. The 1978 Oakland Facilities Plan also differed from the 1975 Plan in that the 1978 Plan considered including some regional government and transportation agencies as tenants with the consolidatable state agency tenants in the proposed new state office building. The project was deferred for further study.

San Francisco County

Facilities Plan for San Francisco (1975)

Although the San Francisco population declined between 1960 and 1974 by 8.15 percent, state agency staff and space requirements increased. This increase reflected the demand for social, rehabilitative, and employment related services and additional legislative requirements in environmental programs. In 1975, there were five state general purpose office buildings located in San Francisco: 350 McAllister Street and Annex at 455 Golden Gate Avenue; 540 Van Ness Avenue; the Caltrans District Headquarters building at 150 Oak Street; and the Bay Toll Crossings Headquarters at 151 Fremont. In 1975, the total number of employees in consolidatable space was expected to grow over the next ten years from 1,197 to 1,936. To accommodate the projected growth, the state had already entered into an agreement to purchase the State Compensation Insurance Fund Building located at 525 Golden Gate Avenue. The 1975 Plan recommended purchasing over three quarters of the block bounded by Van Ness Avenue, McAllister Street, Franklin Street, and Golden Gate Avenue for a future office building development. The block is now occupied by the Governor Edmund G. Brown Building at 505 Van Ness Avenue.

1978 San Francisco Facilities Plan

The 1978 San Francisco Facilities Plan documented a strategy to consolidate approximately 40 percent of the state agency office space that was dispersed in leased space. Forecasted space demand indicated that agencies would require an additional 211,000 NSF by the year 1983. The Plan recommended remodeling the 525 Golden Gate Avenue building and annex and the state-owned buildings located at 350 McAllister Street and 455 Golden Gate Avenue to improve space efficiency. The Plan also recommended demolition of the 515 Van Ness Avenue Building (situated on the site purchased for a future office building) and justified the construction of the Governor Edmund G. Brown Building at 505 Van Ness Avenue. The financing of acquisition, design, construction, and demolition would be accomplished by a combination of \$39 million of capital outlay and bond funds.

The 515 Van Ness Avenue Building tenants were temporarily moved across the street to the 540 Van Ness Avenue Building. In 1984, the current 505 Van Ness Avenue Building (Governor Edmund G. Brown Building) was built in the place of the 515 Van Ness Avenue Building.

1981 San Francisco Facilities Plan

In 1981, state agencies in San Francisco employed 5,270 employees that occupied 1,068,600 NSF of office space, of which 60 percent (639,600 NSF) was housed in state-owned buildings. Of the 315,140 NSF not accommodated in state-owned buildings, 233,329 NSF was non-consolidatable and only eight percent (91,811 NSF) of consolidatable offices remained in leased facilities. Upon completion of the Governor Edmund G. Brown Building in 1984, the state-owned space would total 850,600 NSF. The ten year space demand projected a need for 1.2 million NSF in 1991. The Plan did not recommend a change in office space strategy. As a supplemental recommendation, the Plan advised rehabilitating 540 Van Ness to meet fire and life safety standards. This building was sold to a private buyer before the 1992 Regional Plan was initiated.

Regional Plans

The San Francisco/Oakland State Facilities Plan of 1992

The San Francisco/Oakland State Facilities Plan of 1992 was the first regional plan prepared by the DGS that studied state office space requirements in multiple counties, Alameda and San Francisco. The DGS prepared the 1992 Plan to address issues resulting from damage to the DGS-owned state office buildings caused by the 1989 Loma Prieta earthquake. The disaster provided the state an opportunity to develop a methodology to identify and evaluate future office space occupancy strategies. Direction for the 1992 Plan was provided by Executive Order W-18-91, which specifies that the state's operations be housed in state-owned facilities when economically advantageous and the need is long-term, and that office locations be consolidated where feasible.

At the time of the 1989 Loma Prieta earthquake, the DGS owned the following five general-purpose office buildings in the Bay Area Region:

- 455 Golden Gate Avenue building, San Francisco
- 525 Golden Gate Avenue building, San Francisco
- Earl Warren Building, 350 McAllister Street, San Francisco
- Governor Edmund G. Brown Building, 505 Van Ness Avenue, San Francisco
- Oakland State Office Building, 1111 Jackson Street, Oakland

State-owned buildings located at 1111 Jackson Street, 525 Golden Gate Avenue, and 350 McAllister Street were vacated soon after the earthquake and the tenants were relocated to 450,000 NSF of leased space in San Francisco and Oakland. Major portions of the state's programs across the region were located in leased space and lease costs were rising. Because of this, the 1992 Study considered a wide range of alternatives, including the cost of consolidating into new State of California offices on the site of the previous buildings. The combined strategy of redeveloping the 350 McAllister Street/455 Golden Gate Avenue block to a "reasonable development capacity" was estimated to be the least costly alternative. In 1992, the decision was made to

maximize the use of the site by demolishing the 455 Golden Gate Avenue structure to accommodate the present-day Hiram W. Johnson State Office Building, subsequently completed in 1998.

A plan for rehabilitation of the 525 Golden Gate Avenue building (later declared uninhabitable) was also recommended in the 1992 Study. However, this building was later sold to the City of San Francisco in 2000. The Governor Edmund G. Brown Building suffered no earthquake damage and remained occupied. As the list of repairs to the severely damaged 1111 Jackson Street building was developed, it became evident that repair was not a feasible alternative. The plan recommended that the state demolish, sell, or trade the 1111 Jackson Street building and consider an alternate Oakland city center site for development of a replacement building.

Bay Area Regional Facilities Plan, 1999 Update

The Bay Area Regional Facilities Plan, 1999 Update studied office space in San Francisco County, San Mateo County, and all of Alameda County. The 1999 Update described two new major DGS-owned building projects, the Elihu M. Harris Building in Oakland and the San Francisco Civic Center, including the Hiram W. Johnson State Office Building and the Earl Warren Building. The study reported on the status of state-owned and consolidatable leased office space and leasing activity since the 1992 Plan. It also presented market information for the Bay Area Region. In 1999, the amount of consolidatable leased office space occupied by the state in the Bay Area Region was 439,300 NSF less than in 1992. In 1992, 60 percent of the total DGS-owned and leased agency office space was accommodated in consolidatable leased office space. At the time of the 1999 Update, 31 percent of the total DGS-owned and leased agency office space was accommodated in consolidatable leased office space.

2000 Bay Area Regional Facilities Plan

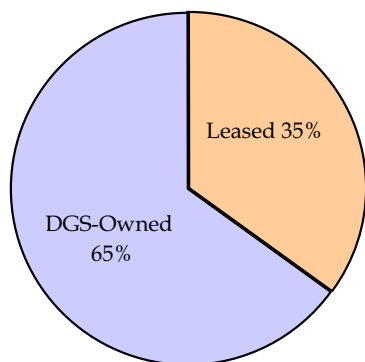
In 2000, 24 percent (486,467 NSF) of the Bay Area Region's consolidatable office requirement remained in leased office space. Most of the consolidatable leased office space was located in San Francisco County (285,139 NSF) and Alameda County – Oakland (140,621 NSF). San Mateo County had only

60,707 NSF of consolidatable leased office space. The 2000 Plan reports that Department of Health Services (DHS) offices occupying 85,678 NSF of consolidatable leased office space in Alameda County would be relocated out of the Bay Area Region with the completion of the Richmond Laboratory Campus, a three-phase project to accommodate the state's health services laboratory and administrative operations, expected to be completed in 2005. This relocation would result in 54,943 NSF of consolidatable leased office space remaining in Alameda County – Oakland. Additionally, the DHS would vacate 63,546 NSF of office space in the Elihu M. Harris Building. The 2000 Plan identifies potential backfill tenants for this DGS-owned building. The 2000 Plan recommends that in all three Bay Area Region planning areas, leasing dispersed office space is the most cost-effective method for housing the state's office space needs over the next three years. Specifically the plan presents the following recommendations or strategies:

Alameda County – Oakland: The 2004 projected amount of consolidatable leased office space requirement is not sufficient to justify an office consolidation project.

San Francisco County: There might be an opportunity for a consolidation project to be completed in 2010, when two ten-year leases expire for the Department of Insurance and the California Coastal Commission. The 2000 Plan recommends that the 2004 Update assess opportunities for an office consolidation project by identifying consolidatable space requirements, updating market and office development data, and examining potential building sites.

San Mateo County: The 2000 Plan recommends that the 2004 Update re-examine the office market to assess whether office rental rates have continued to climb above the regional average. Consolidatable state agency offices should remain in leased office space until a building project may be justified based upon trends in office rent or land is purchased for an office campus. A coordinated leasing strategy should be implemented that would allow concurrent expirations of existing leases in the event a consolidation project is authorized.



DGS-Owned and Leased Office Facilities in the Bay Area Region

C. Existing Conditions

Currently, the State of California occupies 2,190,026 NSF of general purpose office space in the DGS-owned office buildings (1,427,592 NSF) and leased office space (762,434 NSF) in the Bay Area Region. This amount is approximately 100,000 NSF less than the amount occupied at the time of the 2000 Plan. This difference is due to an updated calculation of the square feet occupied by the tenant agencies in the Civic Center Complex. An additional 903,883 GSF of office space is provided in non-DGS-owned special purpose buildings (reporting for agency-owned space is maintained on a gross square footage basis). The agency-owned space is not studied in this update because it is not consolidatable in a multi-tenant state office building.

Of the leased office space in the Bay Area Region, 596,044 NSF is consolidatable. This office space is located in 58 separate leases. The 2004 annual cost to lease these office facilities is \$19,931,316. The largest concentration of consolidatable leased office space is in the County of San Francisco. Within the three planning areas, the occupied office space is distributed according to the following chart.

***Table 1
Distribution of DGS-Owned and Leased Office Facilities
by Planning Area***

	Alameda County - Oakland	San Francisco County	San Mateo County	Region Total
DGS-owned	529,060 NSF	898,532 NSF	0	1,427,592 NSF
Consolidatable leased	127,525 NSF	404,612 NSF	63,907 NSF	596,044 NSF
Non-consolidatable leased	99,413 NSF	49,595 NSF	17,382 NSF	166,390 NSF
Total office space occupied	755,998 NSF	1,352,739 NSF	81,289 NSF	2,190,026 NSF

Forty-eight state agencies with a total of 7,552 employees occupy DGS-owned office buildings and leased office space in the region. These agencies are listed below.

Alcoholic Beverage Control	Health Services
Assembly	Industrial Relations
Business, Transportation and Housing	Insurance
Cal State, San Francisco	Judicial Council
California Coastal Commission	Judicial Performance
California Highway Patrol	Justice
Coastal Conservancy	Mental Health
Conservation	Motor Vehicles
Consumer Affairs	Public Employment Relations Board
Corporations	Public Utilities Commission
Corrections	Real Estate
Emergency Services	Rehabilitation
Employment Development Department	San Francisco Bay Conservancy
Environmental Protection Agency	and Development Commission
Equalization	Secretary of State
Fair Employment and Housing	Senate
First District Court of Appeals	Social Services
Financial Institutions	State Personnel Board
Fish and Game	State Public Defender
Food and Agriculture	Supreme Court
Forestry and Fire Protection	Toxic Substance Control
Franchise Tax Board	Transportation
General Services	Water Resources Control Board
Governor's Office	Youth Authority
Habeas Corpus Resource Center	

Appendix 1A provides a complete listing, by city and planning area, of all the DGS-owned and leased office space addressed in this plan. Appendix 1B provides a complete listing by agency. Appendix 1C provides a complete listing, by planning area, of all the non-DGS-owned (agency-owned) office space and Appendix 1D provides this listing by agency.

State-Owned Office Buildings

Currently, the DGS owns and operates four office buildings within the Bay Area Region, with a total of 1,427,592 NSF of office space. Three of these buildings were built or refurbished in the last six years. The buildings are:

San Francisco Civic Center Plaza
Hiram W. Johnson State Office Building
Earl Warren Building
Governor Edmund G. Brown Building
Elihu M. Harris Building

The DGS develops and maintains an accounting of monthly rent charged to state agency offices located in DGS-owned and managed facilities throughout California. The four DGS-owned buildings in the Bay Area Region are accounted for individually and monthly rental rates are established for each building. There are certain operating expenses for the State Capitol complex of buildings and other state expenses, which are absorbed as overhead by all DGS-owned office buildings, that are also factored into this amount.

The 2003/2004 monthly office space rent paid by state agencies located in the San Francisco Civic Center complex is \$3.46 per NSF. The rate will increase to \$4.51 per NSF per month in 2004/2005. This increase is due to an updated calculation of the square feet occupied by the tenant agencies so that the rental rate is based on “usable” (rather than “rentable”) space. This space measurement methodology is consistent with how other DGS-owned buildings are measured and operated. Because “usable” space does not include common areas in the building, the rental rates are higher on a per square foot basis, but tenants are charged for a smaller amount of office space than they would if rentable square feet was used. The monthly office space rent paid by state agencies in the Elihu M. Harris Building is \$2.98 per NSF for 2003/2004 and \$3.07 per NSF for 2004/2005. As the sole office space tenant of the Governor Edmund G. Brown Building, the Public Utilities Commission makes semi-annual bond repayments, which between March 2004 and March 2005 total \$4.99 million. Additionally, the agency pays for operating expenses, which amounted to \$1.5 million in Fiscal Year 2002/2003.

In addition to the DGS-owned office space included in this study, four agencies own single-purpose office facilities, including a Caltrans district headquarters building in Oakland (District 4) and EDD, CHP, and DMV field offices in various cities. The Department of Parks and Recreation, the University of California Regents, and the California State University system own property in the region.

Descriptions of the DGS-owned buildings are presented in this section, as well as a description of the Caltrans District 4 Headquarters office building in Oakland because it is a major downtown Oakland office building. The following maps are contained in this section:

Downtown San Francisco – Map 2 on page 20
 San Francisco Civic Center – Map 3 on page 22
 Downtown Oakland – Map 4 on page 28
 Oakland City Center – Map 5 on page 29

San Francisco Civic Center Plaza, Earl Warren Building and Hiram W. Johnson State Office Building

Earl Warren Building

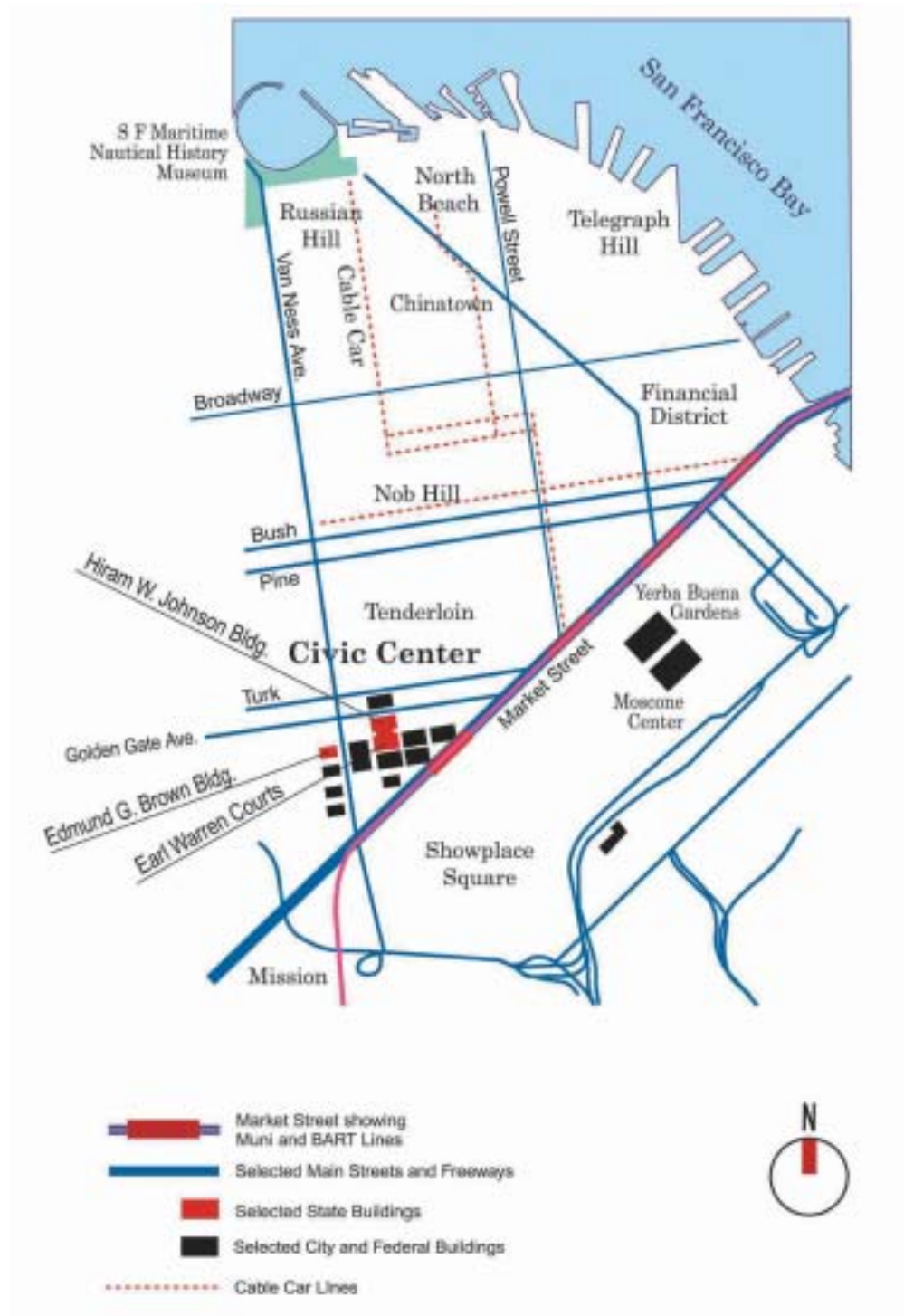
The recently renovated and seismically retrofitted six-story 210,000 GSF Earl Warren Building at 350 McAllister Street (front building in photo on the right) represents the northern boundary of San Francisco's beaux-arts Civic Center, west of the central business district. The six-story, slightly curved 1922 beaux-arts building is listed on the National Register of Historic Places. The building was closed due to earthquake safety concerns following the 1989 Loma Prieta earthquake and renovated beginning in 1996 concurrently with the construction of the new Hiram W. Johnson State Office Building. The two buildings are located on the same block connected by a common vestibule. During renovation, the original crown moldings, doors, and hardware were preserved, catalogued, placed in storage, and returned to their original locations at the completion of construction in December 1998. The building houses 200 employees in 158,271 NSF of courts and law offices for the Appellate Court, Commission on Judicial Performance, and State Supreme Court, and shares amenities with the Hiram W. Johnson State Office Building.



***Earl Warren Building and
 Hiram W. Johnson State Office Building
 350 McAllister Street,
 455 Golden Gate Avenue,
 San Francisco***

Map 2

***San Francisco
Downtown***



Hiram W. Johnson State Office Building

The 14-story 820,000 GSF Hiram W. Johnson State Office Building (rear building in photo on page 19), located at the site of the former 384,000 GSF 455 Golden Gate building, was designed to complement the style of the Earl Warren Building. Together with the City Hall and other civic structures, they comprise the San Francisco Civic Center complex, shown in Map 2 on the following page.

The original 455 Golden Gate building was not significantly damaged in the 1989 Loma Prieta earthquake. However, the 1992 Plan recommended the use of that site be maximized by demolishing the existing building to accommodate the present-day Hiram W. Johnson State Office Building. The former 455 Golden Gate building was vacated in 1995. In 1996, construction began on the current facility in a \$268 million building project (including the Earl Warren Building renovation) that was completed in 1998. The new Hiram W. Johnson State Office Building has an exterior cladding of granite on floors one through four. Upper elevations are formed of precast concrete panels designed to take full advantage of natural light. Direct outside air is used for ventilation to further reduce energy consumption. Amenities include:

- Interior atrium rising to the fourth floor
- Open courtyard public dining for 180 people
- Child care center in 4,972 NSF with capacity for 60 children
- 885 NSF of ground floor retail shops and services
- Auditorium to seat 230 people
- Training center with three combinable training rooms, with capacity of 32 persons in each room

The last of the 1,564 employees housed in the Hiram W. Johnson State Office Building moved into the building in mid-1999. The building, which contains 712,694 NSF of agency space, is located in close proximity to the Bay Area Rapid Transit (BART) Civic Center Station, San Francisco Main Library, City Hall, Billy Graham Civic Auditorium, Hastings College of Law, and Federal Building.

Map 3

San Francisco Civic Center



Legend for map of San Francisco Civic Center

- 1 Hiram W. Johnson State Office Building (455 Golden Gate Avenue)/Earl Warren Building (350 McAllister Street)
- 2 Former State Office Building at 525 Golden Gate Avenue
- 3 Governor Edmund G. Brown Building (505 Van Ness Avenue)
- 4 San Francisco City Hall (1 Dr. Carlton B. Goodlett Place)
- 5 Federal Building and U.S. Courthouse (450 Golden Gate Avenue)
- 6 EDD Building and parking lot (745 Franklin Street)
- 7 Newly-acquired DGS-owned site

Below is a list of tenants in each building:

Earl Warren Building

Appellate Court
Judicial Council/Administrative Office of the Courts
Supreme Court of California

Hiram W. Johnson State Office Building

Assembly
Board of Equalization
Fair Employment and Housing
First District Court of Appeals
General Services
Governor's Office
Industrial Relations
Judicial Council/Administrative Office of the Courts
Judicial Performance
Justice
Secretary of State
Senate
Supreme Court of California

The Planned Special Repair Projects listed on the following page are proposed projects in the DGS Five-Year Statewide Facilities Plan and Asset Management Strategy for the buildings.

**San Francisco Civic Center Plaza
Hiram W. Johnson State Office Building/
Earl Warren Building
Special Repair Projects
DGS Five-Year Statewide Facilities Plan and
Asset Management Strategy**

FY	PROJECT TITLE	AMOUNT
2003/2004		
	Replace light fixtures, ballast, and lamps	\$67,000
	5-year fire system inspection	\$45,000
	Switch gear loadtest	\$53,629
	Refinish and paint interior doors and walls	\$352,496
	Sidewalk and sewer repair	\$8,900
	Emergency sewer repair	\$8,875
2004/2005		
	Replace elevator lobby/public carpets	\$310,000
	Replace/repair conference center equipment	\$15,000
	Refinish and paint interior doors and walls	\$222,000
	Replace light fixtures, ballast, and lamps	\$57,000
	Inspect and repair pipes and fittings	\$63,000
	Replace all lighting in Great Hall	\$43,000
	Replace 30% of security x-ray scanners	\$50,000
2005/2006		
	Replace carpet in 25% of Justice's Chambers	\$26,000
	Replace all corridor carpet in Earl Warren Building	\$59,000
	Refinish and paint all corridor walls in Hiram W. Johnson State Office Building	\$20,000
	Replace light fixtures, ballast, and lamps	\$57,000
	Inspect and repair pipes and fittings	\$58,000
	Replace 30% of security x-ray scanners	\$71,000
	Replace 30% of security cameras	\$55,000
	Replace 3 digital video recorders	\$30,000
2006/2007		
	Refinish and paint interior doors and walls	\$222,000
	Replace light fixtures, ballast, and lamps	\$57,000
	Inspect and repair pipes and fittings	\$63,000
	Replace 30% of security x-ray scanners	\$50,000
	Replace 30% of security cameras	\$30,000
2007/2008		
	Refinish and paint interior doors and walls	\$390,000
	Replace light fixtures, ballast, and lamps	\$63,000
	Inspect and repair pipes and fittings	\$59,000
	Total	\$2,605,900

Governor Edmund G. Brown Building – San Francisco

The five-story 288,895 GSF Governor Edmund G. Brown Building at 505 Van Ness Avenue in San Francisco is a single-tenant building occupied by the Public Utilities Commission with 810 employees. Construction of this unique cylindrical building was completed in 1984. The building was assessed after the 1989 earthquake and was found to be safe. Employees enjoy an efficient work environment and an abundance of natural light. The building's landscaped open-air central atrium provides an open public space area. Parking for 220 vehicles is situated under the building. Amenities of the building include a child care center, auditorium, cafeteria, showers, and lockers.

The Public Utilities Commission is the single tenant in the Governor Edmund G. Brown Building (195,390 NSF). The 2,375 NSF child care center, located on the parking level, provides full day service for 36 children. A 1,232 NSF café on the street level is open to the public and serves breakfast and lunch from 7:00 a.m. to 4:00 p.m.



***Governor Edmund G. Brown Building
505 Van Ness Avenue,
San Francisco***

The Planned Special Repair Projects listed below are proposed projects in the DGS Five-Year Statewide Facilities Plan and Asset Management Strategy for the building.

***Governor Edmund G. Brown Building
Special Repair Projects
DGS Five-Year Statewide Facilities Plan and
Asset Management Strategy***

FY	PROJECT TITLE	AMOUNT
2003/2004		
	Replace lobby doors	\$23,000
	Replace generator switchgear	\$8,000
	Replace (3) 50-75 HP <600V motor starters	\$14,000
	Replace time control clock	\$3,000
	Replace generator batteries	\$3,000
	Strip and clean marble walls in lobby	\$10,000
	Replace roof	\$305,000
2004/2005		
	Fire alarm system upgrade	\$138,000
	Pigeon elimination, load/garage	\$9,000
	Repair 5th floor planters	\$282,000
	Fire sprinkler testing	\$6,000
	Replace PA system in auditorium and Hearing Room A	\$76,000
2005/2006		
	Hopper rooms repair	\$39,000
	Transient barrier	\$20,000
	Replace emergency exit doors	\$5,000
	Total	\$941,000

Elihu M. Harris Building – Oakland

The 1992 Plan recommended that the earthquake-damaged 170,300 NSF 1111 Jackson Street building in Oakland be demolished. The building had been vacated soon after the 1989 Loma Prieta earthquake and would be replaced by a larger building to take advantage of the site's reasonable development capacity. In the year following the 1992 Plan, the 1111 Jackson Street building remained vacant. In September 1993, the building was formally declared surplus property. The technology for repairing earthquake-damaged buildings had advanced with the experience from the repair of many of the region's earthquake-damaged buildings, but the cost to repair the building still would have been substantial. Additionally, the state's consolidatable office space requirement had grown by approximately 100,000 NSF. Five years later, the 1111 Jackson Street building was sold for \$2,268,000 to a private developer for a mixed-use housing/retail redevelopment project. It was severely damaged by fire in 2000, prior to redevelopment.

Construction of the replacement 22-story, 747,000 GSF Elihu M. Harris Building at 1515 Clay Street was completed in 1998. It is strategically located in the city business center of downtown Oakland, an area that has been revitalized with new city, state, and federal offices (refer to Map 4 on the next page).

The steel frame, \$159 million Elihu M. Harris Building rises from two podiums. The building's exterior is clad in marble on the lower floors and features precast concrete and glazing on upper story curtain walls. The outdoor plaza leads into an atrium with escalators to the second level. A three-story granite wing contains the following building common area amenities:

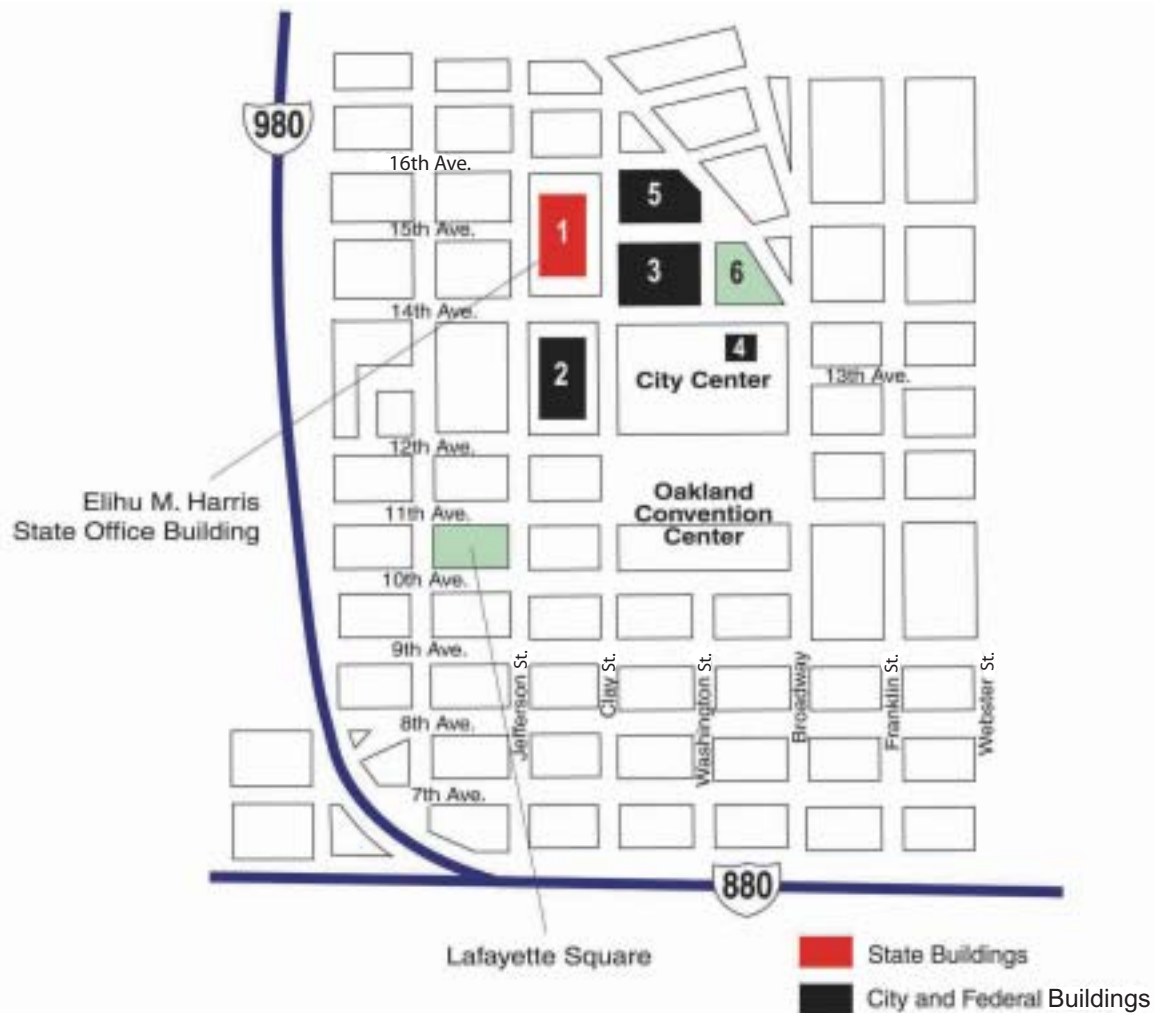
- Outdoor plaza with benches and beautiful landscaping
- 40,000 NSF conference/training center
- Cafeteria and sundry shop
- Auditorium with seating capacity for 280 people
- 10,000 NSF of storefront space for retail shops and services
- Showers and lockers
- Two-level underground parking for 400 cars



***Elihu M. Harris Building
1515 Clay Street,
Oakland***

Map 4
Oakland Downtown



Map 5***Oakland City Center******Legend for map of Oakland City Center***

- 1 Elihu M. Harris Building (1515 Clay Street)
- 2 Federal Building (1300 Clay Street)
- 3 - 6 The City of Oakland Administration Complex, renovated in 1998, consolidates 2,500 city employees into one central location in three buildings which flank Frank Ogawa Memorial Plaza in City Center. The complex includes:
 - 3 City Hall (One Frank Ogawa Plaza at 14th Street)
 - 4 The flatiron Broadway Building (150 Frank Ogawa Plaza)
 - 5 Dalziel Building (250 Frank Ogawa Plaza)
 - 6 Frank Ogawa Memorial Plaza

- Bicycle parking
- Dedicated freight elevator
- Monitored, closed-circuit TV in all public areas
- 2,500 NSF child care center

The building contains 475,741 NSF of office space, and houses 23 state agencies and boards with a total of 1,671 employees. The building is conveniently located to alternate modes of transportation services, including bus stations, a BART station, an Amtrak station at Jack London Square, and a ferry terminal. Below is a list of tenants.

Alcoholic Beverage Control	General Services
Assembly	Health Services
Board of Equalization	Industrial Relations
California Highway Patrol	Justice
Consumer Affairs	Mental Health
Corrections	Real Estate
Employment Development	Rehabilitation
Environmental Health Hazard	Senate
Assessment	Social Services
Fair Employment and Housing	State Personnel Board
Food and Agriculture	Water Resources Control
Forestry and Fire Protection	Board
Franchise Tax Board	

The Planned Special Repair Projects listed below are proposed projects in the DGS Five-Year Statewide Facilities Plan and Asset Management Strategy for the building.

***Elihu M. Harris Building
Special Repair Projects
DGS Five-Year Statewide Facilities Plan and
Asset Management Strategy***

FY	PROJECT TITLE	AMOUNT
2003/2004		\$90,000
	Voltage reduction equipment for lighting	
	Pigeon abatement for daycare and 16th Street	\$18,000
	New atrium door ops and loading dock	\$25,000
	Clean pre-cast at entrance, install diverters	\$8,000
	Emergency chiller repairs	\$19,980
	Replace garage and loading dock gates	\$25,000
	Install and program energy monitors	\$23,000
2004/2005		
	Relamping lighting fixtures	\$139,000
	Energy and security window film	\$163,000
	Recover/replace elevator wall	\$62,000
	Cooling tower/hot water treatment	\$74,000
2005/2006		
	Repaint exterior atrium	\$48,000
	Replace carpet	\$88,000
2006/2007		
	Carpet replacement - tenant areas	\$100,000
	Seal leaks on exterior of building	\$50,000
2007/2008		
	Carpet replacement - tenant areas	\$100,000
	Electrical switchgear testing and maintenance	\$47,000
	Five year fire system inspection and testing	\$15,000
	Total	\$1,094,980

In addition to special repair and ongoing maintenance projects, the state administers an aggressive energy management, savings, and awareness program that improves the energy efficiency of state office buildings. Initiated during the energy shortages of 2001, it maintains a 20 percent reduction in energy consumption in 37 of the state's largest buildings statewide. In the Bay Area Region, all of the DGS-owned office buildings participate in this effort. To monitor the program's effectiveness, the DGS conducts Federal Environmental Protection Act benchmarking on the DGS facilities to determine each building's level of energy efficiency. The department has received the Energy Star Label for superior energy performance for the San Francisco Civic Center Complex, Governor Edmund G. Brown Building, and the Elihu M. Harris Building. Work is nearing completion at these locations on additional energy conservation and management projects, including installation of variable speed drives on pumps and cooling tower fans and energy-efficient lighting retrofits. In addition to these projects, the DGS has leased space to a third party provider who has installed co-generation units at the three locations as a pilot project. The electricity and thermal heat produced will be sold to the state at a discount against the otherwise available utility rates, resulting in projected savings of over \$1 million over the 15-year term of the agreements.

Caltrans District 4 Headquarters Office – Oakland



***Caltrans District 4
Headquarters Office Building
111 Grand Avenue,
Oakland***

The 684,613 GSF Nicolas C. Petris Building (owned by Caltrans) has been the Caltrans District 4 headquarters since its completion in 1992. Located at 111 Grand Avenue in Oakland, the building has 525,000 NSF of office space and is designed to accommodate 2,000 employees. The 15-story building contains ten stories of offices above four stories of parking and one-story of lobby, a single level of basement below ground, and a mechanical penthouse. Exterior construction is of polished granite and glass. The building features a ten-story glass atrium façade from the sixth floor to the 15th floor, providing a spectacular view of Oakland and the Berkeley hills. Amenities include an auditorium, large ground floor cafeteria, teleconference room, several meeting and conference rooms (serving up to 45 people), snack rooms, a CPR Training/General Use Room, lockers and

showers, two shared kitchenettes, and four-sided vending kiosks located on each of the floors in the atrium lobby. A Traffic Management Center, which monitors and regulates traffic flow and conditions in the nine Bay Area counties, occupies 12,000 NSF on the sixth and seventh floors. The four floors of parking accommodate 611 vehicles. Vanpool and carpool parkers occupy up to 270 of the spaces. AC Transit serves the building and BART is four blocks away. Easy freeway access is available from the building to I-80, I-980, and I-880. Map 4 on page 28 shows the location of the Caltrans District 4 Office Building in downtown Oakland.

Caltrans is the primary tenant in the building. The Golden One Credit Union leases 1,232 NSF on the first floor. The building also supports a child care facility (3,250 NSF) and cafeteria on the first floor. Security is provided 24-hours each day.

The Oakland district office building was designed based on the seismic provisions of the 1988 Uniform Building Code. The lateral force resisting structural system of the building comprised of steel moment resisting frames was traditionally regarded as highly earthquake-resistant with significant resiliency. However, based on experience and damage caused in the 1994 Northridge Earthquake, a subsequent assessment of the district office building rated the building a seismic Risk Level V (substantial structural damage, partial collapse likely, risk to life substantial). Caltrans and the DGS are currently requesting project approval and preliminary plan funding to structurally retrofit the building to a seismic Risk Level III (minor structural damage, risk to life minor) consistent with the state seismic program performance standards. If funding is approved, construction is scheduled to begin July 2006 and to be completed June 2009.

The following table summarizes facilities information for the five major state-owned office buildings described in this chapter.

Table 2
Bay Area Region State-Owned Building Data
(for San Francisco County, Alameda County, and San Mateo County)

	DGS-Owned Facility				Agency-Owned Facility	
Building (name)	Hiram W. Johnson State Office Building	Earl Warren Building	Governor Edmund G. Brown Building	Elihu M. Harris Building	Caltrans District 4 Building	Totals
Address	455 Golden Gate Avenue, San Francisco	350 McAllister Street, San Francisco	505 Van Ness Street, San Francisco	1515 Clay Street, Oakland	111 Grand Avenue, Oakland	
NSF	712,619	158,271	195,390	475,741	525,000	2,067,021
GSF	820,000	210,000	288,895	747,000	684,613	2,750,508
Completion Date	Dec-98	1922 Refurbished Dec-98	1984	Jul-98	Aug-92	
Floors	14	6	5	22	15	
Employees	1,564	200	810	1,671	2,027	6,272
Parking Spaces	45	(shared)	220	400	611	
Additional Features	Courtyards, two atriums, court rooms, public plaza, child care, café, auditorium.	Shared	BEP cafe, auditorium, showers, law library totaling approx. 24,500 SF. Covered parking.	Total 40,000 SF of auditorium, 14 conference rooms, dining, retail, child care.	15 floors, plus two floors parking. Outdoor facilities for childcare contain 2,110 NSF.	
Child Care	4,972 NSF	(combined)	2,375 NSF	2,500 NSF	3,247 NSF	13,094 NSF
Ground Floor Retail	885 NSF	(combined)	3,190 NSF	10,000 NSF	1,232 NSF	15,307 NSF
Tenants and Subtenants	13 state agencies, combined amenities, child care, real estate office, flower shop.		PUC, child care, café.	23 state agencies.	Caltrans, subtenants (bank, child care, and credit union)	

Agency-Owned Office Space

Of the state-owned office space located in the Bay Area Region, 903,883 GSF is owned by agencies other than the DGS. The non-DGS-owned office space is presented in Appendix 1C and 1D. This special-purpose space was not studied as part of the 2000 Bay Area Regional Facilities Plan. Examples of agency-owned special purpose, non-consolidatable space include the following:

- DMV inspection stations located conveniently in each county.
- Agricultural inspection stations.
- EDD customer service offices located in urban centers.
- CHP offices located close to major freeways.
- University campus buildings.
- Caltrans heavy equipment yards with adjoining offices located in industrial areas.

D. State Leased Office Space and Local Market Conditions

The DGS administers 77 leases (excludes state-owned space, includes all leased office, warehouse, and storage space) totaling 889,164 NSF in Alameda County-Oakland, San Francisco County, and San Mateo County. The largest concentrations of general purpose leased office space are located in San Francisco consisting of 38 leases (454,207 NSF), in Oakland consisting of 10 leases (110,518 NSF), and in Berkeley consisting of 8 leases (46,145 NSF). In 2004, the state will make monthly rent payments for all combined consolidatable leased office space (596,044 NSF) totaling \$1,660,943, an average of \$2.78 per NSF per month, or \$2.52 per rentable square foot (RSF), per month full service. Other communities that house state leased facilities include San Leandro in Alameda County; Belmont, Daly City, Foster City, Menlo Park, Redwood City, San Bruno, San Carlos, San Mateo, and South San Francisco in San Mateo County.

The state calculates the rental rate paid on a net square foot basis (actual square feet required for each agency, including interior circulation). In the marketplace, commercial property owners and brokers quote rental rates on a rentable square foot basis (includes common areas shared with other tenants of a multi-tenant building as defined by the Building Owners and Managers Association (BOMA)). The state's method of calculating an average rental rate per net square foot of office space is approximately ten percent greater in the Bay Area Region. Applying this adjustment, the state's average full-service market office rental rate is \$2.52 per RSF per month ($\2.52×1.10) an average of \$.26 more per NSF than the average RSF market rate.

The Bay Area real estate outlook for 2004 continues to improve. According to BT Commercial Real Estate, the first quarter of 2004 had approximately 30 million RSF of office inventory in the region, of which 5.3 million RSF was located in Alameda County-Oakland, 16.2 million RSF in San Francisco County, and 8.4 million RSF in San Mateo County.

The following information is provided to generally describe the current office market conditions in each of the planning areas.

Alameda County-Oakland Planning Area

Of the 77 leases in the region, the DGS administers 23 leases (excludes state-owned space, includes all leased office, warehouse, and storage space) totaling 353,668 NSF in Alameda County-Oakland. Approximately one-third of the total leased space (127,525 NSF) is considered consolidatable office space. The average full-service office rate paid by the state for consolidatable leased space is \$2.00 per NSF or \$1.81 per RSF while tenants in the DGS-owned building Elihu M. Harris Building currently pay \$2.98 per NSF. The average comparable rate difference paid to a private-owner versus a DGS-owned building is \$.98 per NSF per month in the current fiscal year. As discussed earlier, in the next fiscal year, 2004/2005, the rent will increase to \$3.07 per NSF, per month. In a state-owned building the rental rates include additional costs that are not typical to a private-sector owner.

These costs may include, but are not limited to, rent, maintenance, and other operations of the Capitol Building grounds and associated facilities occupied by the Governor's Office and the Legislature, legislative rents, printing of legislative reports, and printing of the Governor's reports and budgets.

In the East Bay, the first quarter of 2004 ended with 384,628 square feet (SF) of office absorption, compared to 644,834 SF in the previous quarter. The overall average asking office rental rate in the East Bay declined \$0.03 from the previous quarter, ending at \$1.81 per RSF full service.

Since 2000, when the average asking office rental rate grew 230 percent from the previous year (1999), the average asking rate has fallen in each of the last 13 quarters. The annual average asking rate declines for each of the last three years, in terms of percentages, were 26 percent (2000-2001), 21 percent (2001-2002) and 4.6 percent (2002-2003), indicating a relative stop in the reduction of rates. The average asking rate for Class A space was \$1.93 per RSF full service while Class B rates averaged \$1.73 per RSF at the end of the first quarter of 2004.

Berkeley

The average asking rental rates in the first quarter of 2004 for office space in the central business district was \$2.04 per RSF per month with a gross market absorption of 28,401 SF. The vacancy rate in the first quarter of 2004 increased to 12.5 percent; an increase of four percent from the first quarter of 2003.

Emeryville

The state no longer has a presence in Emeryville, therefore the market conditions for this area are not provided.

Oakland

According to BT Commercial Real Estate, in the first quarter of 2004 the average rental rate for Oakland Central Business District/City Center was \$1.99 per RSF per month and \$1.72 per RSF per month in the Oakland Coliseum/Airport area.

San Leandro

The net absorption for San Leandro office space in the first quarter of 2004 was 48,844 RSF. The average asking rental rate for Class A office space is \$2.20 RSF and \$1.45 per RSF for Class B office space. Currently, three agencies occupy leased space in San Leandro: Consumers Affairs (32,822 NSF); Industrial Relations (7,664 NSF); and Toxic Substances Control storage space (90 NSF). The non-consolidatable state agencies pay an average blended rental rate ranging from \$.85-\$1.72 per NSF or \$.94-\$1.89 per RSF for office and warehouse space.

The following table provides an overview of the current market for the communities described above.

Table 3
First Quarter 2004 Alameda County-Oakland
Vacancy and Average Lease Rates

Cities in Alameda-Oakland County	Rentable Square Feet (RSF)	Vacant	Vacancy Rate	Office Average Asking Lease Rate (RSF)
Richmond	2,597,258	599,956	23.1%	\$1.51
Emeryville	4,131,541	877,380	21.2%	\$1.90
Berkeley CBD	1,739,621	218,172	12.5%	\$2.04
West Berkeley	1,481,622	154,032	10.4%	\$1.78
Oakland CBD/ Lake Merritt	6,755,863	872,600	12.9%	\$1.82
Oakland CBD/City Center	5,416,707	1,095,225	20.2%	\$1.99
Oakland/Jack London Sq.	1,235,069	152,159	12.3%	\$1.78
Oakland Coliseum/Airport	2,095,381	445,703	21.3%	\$1.72
Northern Alameda	1,598,222	451,401	28.2%	\$1.68
Southern Alameda	1,881,842	468,567	24.9%	\$1.73
Total	28,933,126	5,335,195	18.4%	\$1.81
<i>Note: These figures were prepared by BT Commercial Real Estate - First Quarter 2004.</i>				

San Francisco County

The DGS administers a total of 38 leases (excludes state-owned space, includes all leased office, warehouse, and storage space) totaling 454,207 NSF in San Francisco County. Of the leased office space, 404,612 NSF is considered consolidatable space. The average full-service leased office rate paid by the state for this space is \$2.96 per NSF or \$2.69 RSF while tenants in the DGS-owned buildings; Hiram W. Johnson State Office Building and Earl Warren Building (San Francisco Civic Center complex) pay \$3.46 per NSF for the current fiscal year 2003/2004. Rents will increase in fiscal year 2004/2005 to \$4.51 per NSF. The Public Utilities Commission is the sole tenant in the Governor Edmund G. Brown Building making annual bond payments totaling \$4.99 million from March 2004 to March 2005. Additionally, the agency pays for operating expenses, which amounted to \$1.5 million in fiscal year 2002/2003. The average comparable rate difference paid to a private-owner versus a DGS-owned building is \$.56 per NSF per month. Again, rents in a state-owned building are higher because of additional costs not associated typically with a private owner.

BT Commercial records a countywide average rental rate of \$2.07 per RSF on a full-service gross basis in the first quarter of 2004 (all classes). Market rents for Class A space in the North Financial District average \$2.49 per RSF and \$2.36 per RSF in the South Financial District. Table 4 displays the first quarter 2004 lease rates and vacancy rates separated by financial districts in San Francisco County. It is important to note that current rental rates are approximately one quarter of what they were reported during the development of the 2000 Plan.

Table 4
First Quarter 2004 San Francisco County
Vacancy and Average Lease Rates

Districts in San Francisco County	Rentable Square Feet (RSF)	Vacant	Vacancy Rate	Average Asking Lease Rate (RSF)
North Financial Class A	21,202,395	3,879,629	18.3%	\$2.48
North Financial Class B	6,163,969	1,045,781	17.0%	\$1.85
North Financial Totals	27,366,364	4,925,410	18.0%	\$2.34
South Financial Class A	18,822,816	3,570,995	19.0%	\$2.36
South Financial Class B	3,504,579	463,673	13.2%	\$1.80
South Financial Totals	22,327,395	4,034,668	18.1%	\$2.30
Financial Districts Totals	49,693,759	8,960,078	18.0%	\$2.32
Jackson Square/ N. Waterfront	6,736,609	1,179,282	17.5%	\$1.97
S. Beach/Rincon Hill/Soma	19,106,635	4,703,772	24.6%	\$1.72
Union Square	4,917,807	622,694	12.7%	\$1.83
Yerba Buena	3,794,953	798,999	21.1%	\$1.53
Non-Financial Districts Totals	34,556,004	7,304,747	21.1%	\$1.75
Total	84,249,763	16,264,825	19.3%	\$2.07

Note: These figures were prepared by BT Commercial Real Estate - First Quarter 2004.

San Mateo County

The remaining 16 leases (excludes state-owned space, includes all leased office, warehouse, and storage space) total 81,289 NSF located in San Mateo County. Approximately 75 percent of the leased office space (63,907 NSF) is considered consolidatable. In 2004, the state makes monthly rent payments that total \$206,644, an average rental rate of \$3.23 per NSF or \$2.94 RSF.

The San Mateo County office market experienced some relief as overall office vacancy slightly declined in the first quarter of 2004. Central San Mateo County, accounts for one-half of the building base with a vacancy of .3 percent higher than the fourth quarter of 2003 while the North County vacancy rate decreased by .8 percent. The South County consisting of submarkets, Belmont/San Carlos, Redwood City and Menlo Park, recorded the highest in any region with a vacancy rate of 37.7 percent.

The average office space asking rate in San Mateo County was \$2.09 per RSF for a full service lease. A few submarkets, including Foster City and Menlo Park saw a decrease in their average asking rates from the previous quarter while the highest asking rents at the close of the first quarter of 2004 were Menlo Park (\$2.89 RSF) and Foster City (\$2.33 RSF).

Table 5
First Quarter 2004 San Mateo County
Vacancy and Average Lease Rates

Cities in San Mateo County	Rentable Square Feet (RSF)	Vacant	Vacancy Rate	Average Asking Lease Rate (RSF)
Daly City	868,224	122,256	14.1%	\$2.24
Brisbane	731,421	185,883	25.4%	\$1.88
S. San Francisco	1,996,755	689,483	34.5%	\$1.98
San Bruno/Millbrae	1,441,673	380,862	26.4%	\$1.49
Burlingame	2,308,784	423,416	18.3%	\$1.62
North County Totals	7,346,857	1,801,900	24.5%	\$1.80
San Mateo	7,028,830	1,550,361	22.1%	\$1.79
Foster City	2,888,030	638,896	22.1%	\$2.33
Redwood Shores	5,638,688	1,122,397	19.9%	\$2.02
Central County Totals	15,555,548	3,311,654	21.3%	\$1.97
Belmont/San Carlos	1,249,701	332,880	26.6%	\$1.89
Redwood City	4,279,811	2,005,043	46.8%	\$2.16
Menlo Park	3,350,039	1,006,599	30.0%	\$2.89
South County Totals	8,879,551	3,344,522	37.7%	\$2.35
Totals	31,781,956	8,458,076	26.6%	\$2.09

Note: These figures were prepared by BT Commercial Real Estate - First Quarter 2004.

The following table compares the fourth quarter of 2003 to the first quarter of 2004 office rates in the Bay Area Region planning areas.

Table 6
2004 Bay Area Region Comparison of
Office Rates by Planning Area

Planning Areas	Fourth Quarter 2003 Monthly Rental Rate/RSF	First Quarter 2004 Monthly Rental Rate/RSF	First Quarter 2004 Vacancy	Size of Market Class A, B, C (RSF)
San Francisco County	\$2.08	\$2.07	20.0%	84,249,763
Alameda County-Oakland	\$1.84	\$1.81	18.4%	28,933,126
San Mateo County	\$2.13	\$2.09	26.6%	31,781,956

*Source: BT Commercial Real Estate First Quarter Report 2004

As the explosive growth in the Dot-Com industry came to a halt, it created large office space vacancies throughout the Bay Area. The following Tables 8, 9, and 10 for the three counties delineate the office market reflecting the reversal in the Dot-Com industry in 2000. It indicates a declining trend from year 2000 through the First Quarter of 2004 for office space demand and an increase in vacant space. Over a four year period, from 2000 through 2003, the average vacancy rate for office space in San Francisco County is 15 percent, 13.5 percent for Alameda County-Oakland, and 19.5 percent for San Mateo County. In contrast, over the last five years DGS-owned buildings statewide have been 99 percent occupied compared to the private sector leased space having vacancy rates of up to 16 - 20+ percent.

Table 7
Market Trend for Alameda County-Oakland
From Year 2000 Through First Quarter 2004

I-80/880 EAST BAY COUNTY	Absorption	2000	2001	2002	2003	YTD-2004
Richmond	Vacancy	6.69%	13.52%	17.16%	23.27%	23.10%
	Avg. Asking Rate	\$1.44	\$2.18	\$1.63	\$1.60	\$1.51
	Gross Absorption	548,199	518,477	250,776	99,386	77,280
	Net Absorption	(39,728)	(34,690)	(94,709)	(158,657)	4,481
	New Construction	300,000	123,000	0	0	0
Emeryville	Vacancy	7.63%	25.62%	24.46%	20.60%	21.24%
	Avg. Asking Rate	\$4.16	\$2.51	\$1.92	\$1.93	\$1.90
	Gross Absorption	338,171	458,357	565,572	609,272	88,354
	Net Absorption	(68,021)	(560,403)	48,082	159,299	(26,282)
	New Construction	225,459	198,000	0	0	0
Berkeley CBD	Vacancy	2.21%	6.96%	9.39%	12.25%	12.54%
	Avg. Asking Rate	\$3.29	\$2.41	\$2.11	\$2.05	\$2.04
	Gross Absorption	59,273	88,151	50,783	146,691	28,401
	Net Absorption	(21,565)	(107,514)	(42,240)	(49,805)	(5,085)
	New Construction	0	0	0	0	0
West Berkeley	Vacancy	3.62%	11.69%	11.37%	11.46%	10.40%
	Avg. Asking Rate	\$2.81	\$2.24	\$1.81	\$1.82	\$1.78
	Gross Absorption	116,570	33,900	90,302	93,060	21,140
	Net Absorption	(8,335)	(100,274)	4,685	(1,311)	15,737
	New Construction	162,101	20,000	0	0	0
Oakland CBD/ Lake Merritt	Vacancy	4.69%	10.52%	15.77%	13.01%	12.92%
	Avg. Asking Rate	\$3.40	\$2.52	\$1.94	\$1.84	\$1.82
	Gross Absorption	982,024	647,695	450,981	773,762	39,959
	Net Absorption	109,671	(336,758)	(354,231)	185,886	6,626
	New Construction	0	60,400	0	0	0
Oakland CBD/City Center	Vacancy	9.03%	17.27%	17.97%	19.22%	20.22%
	Avg. Asking Rate	\$4.02	\$2.74	\$2.25	\$2.00	\$1.99
	Gross Absorption	1,148,541	335,900	405,145	650,494	66,251
	Net Absorption	214,170	(438,869)	32,140	(67,792)	(53,996)
	New Construction	590,800	0	85,000	0	0

Note: These figures were prepared by BT Commercial Real Estate - First Quarter 2004.

Table 7 (continued)
Market Trend for Alameda County-Oakland
From Year 2000 Through First Quarter 2004

I-80/880 EAST BAY COUNTY	Absorption	2000	2001	2002	2003	YTD-2004
Oakland/Jack London Sq.	Vacancy	3.03%	11.45%	11.61%	10.97%	12.32%
	Avg. Asking Rate	\$3.14	\$2.46	\$1.93	\$1.70	\$1.78
	Gross Absorption	164,171	59,018	133,647	101,508	30,004
	Net Absorption	80,725	(80,588)	(2,070)	7,952	(16,626)
	New Construction	33,750	12,074	0	0	0
Oakland Coliseum/Airport	Vacancy	6.59%	8.49%	12.69%	15.06%	21.27%
	Avg. Asking Rate	\$1.94	\$1.88	\$1.78	\$1.72	\$1.72
	Gross Absorption	240,324	165,875	72,338	175,033	7,050
	Net Absorption	1,800	(39,740)	(88,109)	(49,602)	(130,110)
	New Construction	0	0	0	0	0
Northern Alameda	Vacancy	0.10%	9.90%	24.35%	24.77%	28.24%
	Avg. Asking Rate	\$2.88	\$2.18	\$1.73	\$1.79	\$1.68
	Gross Absorption	178,998	178,736	107,931	166,760	16,545
	Net Absorption	57,955	(142,031)	(230,987)	(6,662)	(55,520)
	New Construction	0	0	0	0	0
Southern Alameda	Vacancy	4.09%	7.76%	25.08%	22.31%	24.90%
	Avg. Asking Rate	\$1.93	\$1.95	\$1.81	\$1.75	\$1.75
	Gross Absorption	314,398	389,003	59,112	216,600	9,644
	Net Absorption	419,260	17,861	(325,791)	52,007	(48,701)
	New Construction	0	0	0	0	0
TOTALS	Vacancy	5.66%	13.72%	17.62%	17.37%	18.44%
	Avg. Asking Rate	\$3.31	\$2.46	\$1.93	\$1.84	\$1.81
	Gross Absorption	4,090,669	2,356,635	2,186,587	3,032,566	384,628
	Net Absorption	745,932	(1,788,316)	(1,053,230)	71,315	(309,512)
	New Construction	1,312,110	305,142	85,000	0	0

Note: These figures were prepared by BT Commercial Real Estate - First Quarter 2004.

Table 8
Market Trend for San Francisco County
From Year 2000 Through First Quarter 2004

SAN FRANCISCO COUNTY	Absorption	2000	2001	2002	2003	YTD-2004
North Financial Class A & B	Vacancy	4.0%	14.8%	20.6%	19.6%	18.0%
	Avg. Asking Rate	\$6.30	\$3.04	\$2.55	\$2.35	\$2.34
	Gross Absorption	3,175,862	2,291,931	3,339,120	4,189,772	1,150,653
	Net Absorption	387,003	(2,946,257)	(1,491,619)	307,168	293,952
	New Construction	242,749	0	98,400	76,600	0
South Financial Class A & B	Vacancy	3.3%	12.3%	19.1%	18.4%	18.1%
	Avg. Asking Rate	\$6.51	\$2.98	\$2.49	\$2.30	\$2.30
	Gross Absorption	4,744,647	1,151,970	2,020,893	2,959,493	1,005,696
	Net Absorption	1,718,119	(1,926,939)	(1,103,686)	102,461	5,780
	New Construction	1,713,766	29,920	482,900	0	0
Non Financial Districts (S. Beach/Rincon Hill/Soma, Union Square, Yerba Buena)	Vacancy	5.9%	17.6%	20.9%	21.4%	21.1%
	Avg. Asking Rate	\$4.96	\$2.16	\$1.88	\$1.77	\$1.75
	Gross Absorption	4,130,296	2,851,536	2,716,422	2,724,499	783,001
	Net Absorption	(812,275)	(3,637,316)	(1,074,791)	(212,806)	(16,422)
	New Construction	283,000	440,354	71,693	126,406	0
Total SF County	Vacancy	4.6%	15.3%	20.3%	20.0%	19.3%
	Avg. Asking Rate	\$5.64	\$2.61	\$2.25	\$2.08	\$2.07
	Gross Absorption	12,050,805	6,295,437	8,076,435	9,873,764	2,939,350
	Net Absorption	1,292,847	(8,510,512)	(3,670,096)	196,823	283,310
	New Construction	2,239,515	470,274	652,993	203,006	0

Note: These figures were prepared by BT Commercial Real Estate - First Quarter 2004.

Table 9
Market Trend for San Mateo County
From Year 2000 Through First Quarter 2004

San Mateo County	Absorption	2000	2001	2002	2003	YTD-2004
North San Mateo County (DC-Bris-SSF-SB-Mill-Burlg)	Vacancy	5.48%	22.40%	24.33%	25.97%	24.53%
	Avg. Asking Rate	\$5.92	\$2.73	\$2.04	\$1.82	\$1.80
	Gross Absorption	1,039,585	684,819	901,196	1,142,175	312,404
	Net Absorption	305,418	(580,821)	176,591	(121,106)	106,372
	New Construction	588,000	627,038	410,000	0	0
Central San Mateo County (S. Mateo-Foster City-RWS)	Vacancy	3.72%	19.25%	19.69%	20.96%	21.29%
	Avg. Asking Rate	\$7.49	\$3.01	\$2.20	\$2.02	\$1.97
	Gross Absorption	2,772,664	1,109,310	1,300,682	1,956,848	503,861
	Net Absorption	1,186,249	(1,939,511)	281,626	(198,540)	(50,440)
	New Construction	1,383,125	424,629	410,000	0	0
South San Mateo County (Blmt-SC-RWC-Menlo Park)	Vacancy	3.68%	27.21%	36.56%	37.42%	37.67%
	Avg. Asking Rate	\$7.58	\$3.38	\$2.64	\$2.41	\$2.35
	Gross Absorption	2,428,892	557,978	854,741	720,864	229,305
	Net Absorption	2,234,083	(1,934,204)	(830,562)	(76,029)	(21,940)
	New Construction	1,789,368	160,870	0	0	0
Total San Mateo County	Vacancy	4.08%	22.24%	25.47%	26.72%	26.61%
	Avg. Asking Rate	\$7.07	\$3.08	\$2.34	\$2.13	\$2.09
	Gross Absorption	6,241,141	2,352,107	3,056,619	3,819,887	1,045,570
	Net Absorption	3,725,750	(4,454,536)	(372,345)	(395,675)	33,992
	New Construction	3,760,493	1,212,537	842,700	0	0

Note: These figures were prepared by BT Commercial Real Estate - First Quarter 2004.

State-Owned Real Property

A number of state agencies own land in the three-county Bay Area Region. The two largest state land owners are the Department of Parks and Recreation with 10,682 acres and the University of California with 3,322 acres. Table 11 provides a complete list of state-owned real property in the planning area.

Table 10
2004 Bay Area Region State-Owned Real Property
 (Alameda County-Oakland, San Francisco County, and San Mateo County)

Agency	Number of Properties	Acres	Number of Structures	Gross Square Footage of Structures
Cal State University	1	102.56	46	3,277,468
California Highway Patrol	3	5.60	3	25,548
Education-Diagnostic Center, Northern Ca	1	2.63	3	41,598
Employment Development	2	2.40	2	85,449
Forestry and Fire Protection	1	0.63	5	10,544
General Services	5	6.01	5	1,397,550
Health Services	1	2.20	1	211,570
Military	4	5.64	6	79,565
Motor Vehicles	6	15.29	6	100,263
Parks and Recreation	13	10,681.64	160	251,845
Rehabilitation	1	3.20	4	42,278
Transportation*	6	27.85	17	577,782
University of California	3	3,321.81	649	9,921,976
Totals	47	14,177.46	907	16,023,436

* Excludes highway right-of-way.

Surplus Property

Currently, the DGS database does not include any state-owned real property declared surplus in San Mateo County. Parcels that are declared surplus in San Francisco and Alameda Counties are described in the following text:

Exchange of Surplus Property – San Francisco

Senate Bill 951 (Committee on Governmental Organization) (Ch. 610, Stats. of 2001) allows for the DGS to exchange four irregularly shaped parcels of vacant land totaling approximately .61 acres near the intersection of Gough Street and Fulton Street for one parcel of vacant land totaling approximately .32 acres owned by the City and County of San Francisco (shown on Map 3 on page 22). This site is located on Golden Gate Avenue between Franklin Street and Gough Street. The four state-owned parcels had originally been acquired by Caltrans for a freeway project and are no longer needed by the state. The transaction closed in July 2004. With this exchange, the state acquires a future office development site within several blocks of the Civic Center area state office buildings. The City and County of San Francisco acquires opportunity sites to address affordable housing development goals.

Surplus Property – Alameda County

With construction of the new Department of Health Services Richmond Lab complex, the existing lab facility at 2151 Berkeley Way in Berkeley has been declared surplus (Assembly Bill 649) (Bates) (Ch. 649, Stats. of 1996). Under the provisions of this legislation, the DGS, on behalf of the DHS must offer this property, which is next to the University of California, Berkeley campus, first to the University of California Regents. The last 125 DHS employees are scheduled to move out of the facility in June 2005. The DGS has notified the university of the availability of the property as required by the legislation.

E. Bay Area Region Transportation

The Metropolitan Transportation Commission (MTC) is the transportation planning, coordinating, and financing agency for the nine-county San Francisco Bay Area. The MTC reports that the area is served by eight primary public transit systems as well as numerous other local transit operators, which together carry an average weekday ridership of about 1.5 million. In March 2004, Bay Area voters approved Regional Measure 2, which will raise an estimated \$125 million each year for traffic relief projects by a \$1 increase in tolls on the Bay Area's seven state-owned toll bridges. Regional Measure 2 projects planned for the Bay Area Region include a BART link to Oakland Airport, redevelopment of San Francisco's Transbay Terminal, seismic retrofit of the Transbay BART tube, and support for express and local bus service and new ferries for expanded transbay service.

Chapter 3

Agency Space Consolidation Requirements

Approximately 65 percent (1,427,592 NSF) of Bay Area Region state agency general purpose office requirements (excludes agency-owned office space) is housed in DGS-owned office buildings. Of the remaining 762,434 NSF of office space, 596,044 NSF is consolidatable leased office space distributed within the three planning areas as shown in Table 11 below.

Table 11
Bay Area Region Massing Concentrations of
Consolidatable Leased Office Space
(Alameda County – Oakland, San Francisco County,
San Mateo County)
June 2004

	Alameda County - Oakland	San Francisco County	San Mateo County	Region Total
NSF Leased Consolidatable Office Space	127,525	404,612	63,907	596,044

Situations that may affect the state's regional office space occupancy requirements must be considered when assessing future office consolidation requirements in the Bay Area Region. First, the state's fiscal conditions have required state agencies to thoroughly examine and implement operating cost saving measures. In February 2004, Governor Schwarzenegger created the California Performance Review (CPR) to comprehensively examine California state government and recommend changes to increase efficiency and effectiveness. The outcome of this intensive assessment may result in agency reorganizations and consolidations that may alter the state's current office space occupancy program. The CPR's recommendations and implementation plans will be presented in summer 2004.

In the meantime, the 2003/2004 Budget Act, Chapter 157, SEC. 5.50 (c), directs the “DGS to work with state agencies to focus on the reduction of state operational costs in areas such as contracting, leasing ...” The DGS shall take into consideration opportunities that would result in savings statewide by consolidating, renegotiating, eliminating, decreasing, or downsizing leased office space. In order to respond to this directive, a Rent Reduction Taskforce was created to develop the implementation process. By implementing specific actions, the taskforce saved the state four percent (\$18 million) in rent payments in fiscal year 2003/2004 and has projected a six percent (\$22.9 million) savings in fiscal year 2004/2005 and another four percent (\$14.9 million) in fiscal year 2005/2006. If the projections are met for fiscal years 2004/2005 and 2005/2006, the average savings over the three fiscal years will total a four and one half percent decrease in rent payments.

In addition to the implications of the state’s economic recovery efforts on agency office space requirements, the completion of the DHS’ new office facility (Richmond Laboratory Phase III) in spring 2005 will prompt subsequent relocation of state agencies. Between May and August 2005, DHS programs are scheduled to move into the new facility from four current locations; 52,205 NSF from three leased facilities and 63,546 NSF from the DGS-owned Elihu M. Harris Building in Oakland. Some movement of DHS programs has already occurred with the completion of the first two phases of the Richmond Laboratory. The DHS earlier moved out of 14,126 NSF at 1947 Center Street in Berkeley to Richmond Phase II, as well as space at 1111 Broadway in Oakland. Those staff relocating to 1111 Broadway will move to Richmond Laboratory Phase III in mid-2005. The following chart identifies the scheduled Richmond Laboratory Phase III move dates, relocating address, square feet, and staffing numbers.

Table 12
Department of Health Services
Richmond Laboratory Phase III Move Schedule

Property Owner	Date	Relocating Address	Type	Office NSF to be Occupied	Other NSF to be Occupied	Staff
DHS-Owned	05/06/05	2151 Berkeley Way Berkeley, CA 94704	Office	23,680		141
DHS-Owned	05/13/05	2151 Berkeley Way Berkeley, CA 94704	Office/Storage	8,680	384	67
Private	07/15/05	1111 Broadway Oakland, CA	Office/Storage	17,840	1,236	75
Private	07/22/05	1625 Shattuck. Berkeley, CA 94709	Office/Storage	25,264	660	95
DGS-Owned	07/29/05	1515 Clay St. Oakland, CA 94612-4233	Office/Storage	23,952	4,560	146
DGS-Owned	08/05/05	1515 Clay St., Ste 1801 Oakland, CA 94612	Office/Storage	22,848	1,728	146
Private	08/05/05	*350 9th Street Daly City, CA		**		22
		TOTAL		122,264	8,568	692

* If DHS does not find a backfill for this lease space, the staff will not relocate until the firm term expires in December 2006.

** The office square feet is included in the relocation address 1625 Shattuck.

The DHS programs in the 7,120 NSF of office space at 350 Ninth Street, Daly City, will relocate to the Richmond Campus consolidation during Phase III. Although the firm term goes through December 31, 2006, the department has requested that the DGS backfill the space in the third quarter of 2005. If the Real Estate Services Division (RESA) is unable to find a backfill, DHS will not move to the Richmond Campus until the firm term expires.

The relocation of DHS staff from the Elihu M. Harris Building presents the state with an opportunity to address office space requirements of state agency tenants in other DGS-owned office buildings. The Department of Industrial Relations (DIR) currently occupies a total of 152,753 NSF of office space in the Hiram W. Johnson State Office Building and 64,055 NSF of office space in the Elihu M. Harris Building. Programs in approximately 60,000 NSF of the department's space in the Hiram W. Johnson State Office Building will backfill the 63,546 NSF of office space to be vacated by the DHS. The space in the Hiram W. Johnson State Office Building to be vacated by the DIR will eventually be occupied by the Administrative Office of the Courts to accommodate its expansion needs. If for any reason the Administrative Office of the Courts does not backfill the space in the Civic Center, the secondary strategy is to manage the state's existing consolidatable leases in San Francisco to allow those agencies to backfill any vacant space in the Hiram W. Johnson State Office Building.

With the completion of the Richmond Laboratory Phase III, the amount of consolidatable leased office space occupied by state agencies in the Bay Area Region will be reduced by 66,311 NSF from the current 596,044 NSF. The resulting concentrations of consolidatable leased office space are presented in the following table:

Table 13
Bay Area Region Massing Concentrations of
Consolidatable Leased Office Space
(Alameda County – Oakland, San Francisco County,
San Mateo County)
Summer 2005

	Alameda County - Oakland	San Francisco County	San Mateo County	Region Total
NSF Leased Consolidatable Office Space	68,314	404,612	56,787	529,713

The DGS is working with other state agencies in the region, including the following agencies, to address their changing office space requirements:

California Department of Corrections – The department occupies a portion of the 8th floor (11,153 SF) and the entire 10th floor at the Elihu M. Harris Building and wants to consolidate its programs in the 10th floor space. Tenant improvements for the consolidation to the 10th floor have commenced and the move from the 8th floor to the 10th floor will take place in the next few months. The Department of Social Services will backfill a portion of the vacated space on the 8th floor. The remaining space will be vacant until an appropriate backfill tenant is identified.

Department of Justice – The department currently occupies 3,647 NSF of consolidatable office space located at 180 Grand Avenue in Oakland. Although the lease firm term date is December 31, 2006, the department has requested that the DGS terminate this lease upon reasonable notice. The positions will be accommodated in existing office space located in San Francisco and Sacramento.

Secretary of State – The agency leases approximately 2,224 NSF of consolidatable office space at 121 Spear Street in San Francisco with a firm term date of July 31, 2010. The agency vacated the space and has requested that the DGS backfill it. The DIR will take over the lease and move programs from the Hiram W. Johnson State Office Building so that the Administrative Office of the Courts can expand into additional space.

Department of Mental Health – Because of programmatic changes, the department no longer requires its 2,175 NSF of leased office space at One Front Street in Sacramento. The lease has a firm term of February 1, 2005. The DGS leasing staff have attempted to identify an appropriate state agency backfill tenant. The Department of Managed Health Care had occupied this space for one year as a subtenant. However, that department has since terminated its Memorandum of Understanding and no longer occupies the space.

Non-Consolidatable Leased State Office Space

State agencies occupy 164,780 NSF of office and 128,340 NSF of related warehouse or laboratory space totaling 293,120 NSF of non-consolidatable office and special purpose leased facilities in the Bay Area Region. These agency offices have been categorized as non-consolidatable because they have programs or clients not compatible with other tenants of a general-purpose office building. Field offices, which are typically considered non-consolidatable, serve specific areas and cannot operate effectively outside the service area. They also may generate excessive pedestrian and/or vehicular traffic. Some agency programs may be otherwise consolidatable, but since they receive funding from federal sources requiring them to co-locate with local or federal governments offices, they are designated non-consolidatable.

Chapter 4

Findings

The state's office space occupancy level has remained substantially level over the last four years. In 2000, the state occupied 2,308,901 NSF of DGS-owned and leased office space and in 2004, the state occupies 2,190,026 of DGS-owned and leased office space. The difference in square footage is primarily attributed to the revised method of calculating the space occupied in the Civic Center Complex. This occupancy trend is expected to continue unless the outcome of the California Performance Review or additional budgetary cutbacks result in significant changes in office space usage.

With the completion of the Richmond Laboratory Phase III and the movement of DHS programs out of leased office space in Alameda County and San Mateo County, the amount of consolidatable leased office space in the region will decrease by 66,311 NSF. Additionally, DHS will vacate 63,546 NSF in the DGS-owned Elihu M. Harris Building. The current backfill strategy proposes to move approximately 60,000 NSF of the DIR programs from the Hiram W. Johnson State Office Building to the Elihu M. Harris Building. The vacated space in the Hiram W. Johnson State Office Building will eventually be occupied by the Administrative Office of the Courts, which already has a significant presence in the Civic Center Complex and has experienced an expansion in its program responsibilities requiring additional space. The DGS will manage the state's existing consolidatable leases in San Francisco to allow those agencies to potentially occupy any vacant space in the building, if the Administrative Office of the Courts does not backfill the space.

Occupancy information for those state agency programs left in consolidatable leased office space after the full occupancy of the Richmond Laboratory Phase III facility is displayed in the following three charts, by county. Some of these lease conditions may change as lease termination dates are reached.

Table 14
Lease Conditions of Consolidatable Office Space in Alameda County in 2005

Lease #	Agency	Address	City	NSF Office	NSF Other	Monthly Rent	Begin Date	Firm Date	End Date
225001	Rehabilitation	1936 University Avenue	Berkeley	5,001	0	\$11,652	6/1/94	8/31/05	8/31/07
1793001	Coastal Conservancy	1330 Broadway	Oakland	13,100	0	\$23,137	4/1/92	8/31/03	8/31/04
4689001	Corrections	7717 Edgewater Drive	Oakland	14,881	0	\$24,196	11/1/98	4/30/03	10/31/08
1776001	Emergency Services	1300 Clay Street	Oakland	9,511	0	\$24,023	8/1/95	7/31/99	7/31/05
1783002	Employment Development	7700 Edgewater Drive	Oakland	8,400	0	\$14,007	3/1/91	7/31/01	7/31/04
1772001	Justice	180 Grand Avenue	Oakland	3,647	0	\$9,227	1/1/03	12/31/06	12/31/10
4574001	Motor Vehicles	303 Hegenberger Road	Oakland	10,547	0	\$15,016	1/1/98	12/31/01	12/31/08
1793003	Public Employment Relations Board	1330 Broadway	Oakland	3,227	0	\$9,358	8/1/02	8/1/06	7/31/10
TOTAL				68,314	0	\$130,616			

Table 15
Lease Conditions of Consolidatable Office Space in
San Francisco County in 2005

Lease #	Agency	Address	City	NSF Office	NSF Other	Monthly Rent	Begin Date	Firm Date	End Date
2714003	Alcoholic Beverage Control	185 Berry Street	San Francisco	4,605	0	\$17,121	5/1/93	4/30/97	8/31/02
4630002	Business, Transportation and Housing	235 Montgomery Street	San Francisco	468	0	\$1,574	1/1/99	1/1/04	6/30/04
2729002	Cal State, San Francisco	425 Market Street	San Francisco	43,252	0	\$65,020	2/1/93	1/31/98	1/31/08
2718002	Coastal Commission	45 Fremont Street	San Francisco	28,036	0	\$123,049	11/1/90	4/30/10	10/31/10
2731003	Coastal Commission	539 Bryant Street	San Francisco	0	1,623	\$1,706	1/1/00	12/31/00	12/31/03
2721006	Conservation	185 Berry Street	San Francisco	4,471	0	\$9,003	10/1/95	9/30/99	9/30/05
2693001	Consumer Affairs	301 Junipero Serra Blvd.	San Francisco	2,506	0	\$6,925	1/1/03	12/31/06	12/31/10
5152001	Consumer Affairs	Pier 9	San Francisco	2,280	0	\$4,600	6/15/02	5/31/05	5/31/05
4143014	Corporations	1390 Market Street	San Francisco	14,039	0	\$27,938	1/1/98	6/30/03	6/30/04
2721003	Employment Development	185 Berry Street	San Francisco	21,952	0	\$47,698	12/1/94	11/30/98	11/30/04
4511001	Employment Development	1625 Van Ness Avenue	San Francisco	20,000	0	\$56,868	6/1/99	5/31/06	5/31/06
4567001	Employment Development	1700 California Street	San Francisco	7,025	0	\$14,612	8/15/97	8/14/01	8/14/03
5054001	Equalization/Franchise Tax Board	121 Spear Street	San Francisco	22,504	500	\$105,779	8/1/02	7/31/10	7/31/12
5054002	Fair Employment and Housing	121 Spear Street	San Francisco	4,247	0	\$20,273	8/1/02	7/31/10	7/31/12
2673001	Financial Institutions	111 Pine Street	San Francisco	21,779	0	\$50,621	5/1/93	4/30/96	4/30/08
2681001	Food and Agriculture	5 Thomas Mellon Circle	San Francisco	590	0	\$1,323	12/1/03	11/30/07	11/30/08
4377002	Franchise Tax Board	221 Main Street	San Francisco	6,201	0	\$26,439	5/1/99	4/30/07	4/30/09
2705007	Habeas Corpus Resource Center	50 Fremont Street	San Francisco	20,296	50	\$106,102	8/1/98	7/31/03	7/31/04
2731002	Habeas Corpus Resource Center	539 Bryant Street	San Francisco	0	1,170	\$1,612	9/1/99	2/28/02	7/31/04
5261001	Health Services	575 Market Street	San Francisco	18,542	0	\$1,875	10/1/03	9/30/06	9/30/08
5261002	Health Services	575 Market Street	San Francisco	9,271	0	\$750	10/1/03	9/30/06	9/30/08
5261003	Health Services	575 Market Street	San Francisco	2,664	0	\$5,912	9/1/03	2/28/05	8/31/05
5261004	Health Services	575 Market Street	San Francisco	0	474	\$1,052	12/1/03	12/1/03	8/31/05
2718001	Insurance	45 Fremont Street	San Francisco	63,002	0	\$270,539	11/1/90	4/30/10	10/31/10
4935001	Mental Health	One Front Street	San Francisco	2,175	0	\$13,594	9/1/00	2/28/05	2/28/05

Table 15 (continued)
Lease Conditions of Consolidatable Office Space in San Francisco County in 2005

Lease #	Agency	Address	City	NSF Office	NSF Other	Monthly Rent	Begin Date	Firm Date	End Date
2681002	Motor Vehicles	5 Thomas Mellon Circle	San Francisco	3,443	0	\$5,745	6/1/93	5/31/97	5/31/03
4377001	Public Defender	221 Main Street	San Francisco	19,343	0	\$37,640	1/1/95	9/30/99	12/31/04
2732002	Public Defender	101 Howard Street	San Francisco	0	344	\$430	8/1/00	8/31/00	12/31/04
2721002	Rehabilitation	185 Berry Street	San Francisco	18,570	0	\$40,746	12/1/93	11/30/97	11/30/03
4826001	San Francisco Bay Conservancy and Development Commission	50 California Street	San Francisco	19,032	0	\$76,290	4/1/00	3/31/10	3/31/11
5054003	Secretary of State	121 Spear Street	San Francisco	2,315	0	\$10,617	8/1/02	7/31/10	7/31/12
4143016	Social Services	1390 Market Street	San Francisco	853	0	\$2,410	12/1/98	5/31/03	11/30/04
2699001	Transportation	595 Market Street	San Francisco	14,823	0	\$34,475	8/1/93	7/31/97	7/31/08
2699002	Transportation	595 Market Street	San Francisco	0	140	\$126	2/1/96	2/1/96	6/30/99
2699003	Transportation	595 Market Street	San Francisco	2,027	0	\$8,764	2/1/03	1/31/07	1/31/11
TOTAL				400,311	4,301	\$1,199,228			

Table 16
Lease Conditions of Consolidatable Office Space in San Mateo County in 2005

Lease #	Agency	Address	City	NSF Office	NSF Other	Monthly Rent	Begin Date	Firm Date	End Date
2893001	Employment Development	177 Bovet Road	San Mateo	2,552	0	\$8,152	2/1/98	1/31/01	1/31/03
4998001	Fish and Game	284/350 Harbor Blvd.	Belmont	7,436	818	\$54,630	7/1/01	6/30/05	6/30/05
3227002	Industrial Relations	395 Oyster Point Blvd.	South San Francisco	7,939	0	\$14,224	12/1/02	11/30/06	11/30/08
4572001	Industrial Relations	1065 E Hillsdale Blvd.	Foster City	2,593	0	\$8,246	8/1/97	1/31/02	7/31/04
1483001	Rehabilitation	800 Menlo Avenue	Menlo Park	1,839	0	\$6,253	1/1/92	12/31/01	6/30/04
2887001	Rehabilitation	1500 Fashion Island Blvd.	San Mateo	7,147	0	\$32,163	11/1/91	1/1/04	12/31/04
4088001	Rehabilitation	801 Traeger Avenue	San Bruno	4,504	0	\$16,632	7/1/92	12/31/03	6/30/05
2585001	Social Services	851 Traeger Avenue	San Bruno	8,746	0	\$21,619	7/1/95	6/30/05	6/30/07
4088002	Social Services	801 Traeger Avenue	San Bruno	5,491	0	\$13,573	5/1/95	6/30/05	6/30/07
4088003	Social Services	801 Traeger Avenue	San Bruno	4,314	0	\$10,663	5/1/95	6/30/05	6/30/07
5233001	Transportation	551 Pilgrim Drive	Foster City	3,408	0	\$5,964	7/1/98	2/29/04	2/28/05
TOTAL				55,969	818	\$192,119			

The most likely location for a new state office consolidation project in the Bay Area Region is in San Francisco, where leases for approximately 400,000 NSF of consolidatable office space will have expired by 2010. However, the future real estate market in San Francisco is uncertain at this time. First quarter 2004 rental rates for downtown San Francisco were 25 percent of the first quarter rental rates of just three years ago (first quarter 2001) and almost nine million square feet of vacant office space (18 percent vacancy rate) was available in the Financial District early this year. Although rental rates have stabilized after this dramatic three year decline and the office vacancy rate is beginning to move downward, the overall timing and extent of a recovery are conjecture. These market conditions are a significant departure from those conditions at the time of the 2000 Plan preparation.

The state may have an opportunity to develop an office project in the future on the site on Golden Gate Avenue recently acquired through a trade with the City of San Francisco and is currently being used as surface parking. The site is located in proximity to the DGS-owned office buildings, one block from the Governor Edmund G. Brown Building and four blocks from the Civic Center Complex. The EDD owns adjacent land, currently improved with a 60,000 GSF office building and a surface parking lot. This study does not examine the development potential of the site, however, if a consolidation project appears to be feasible during a future planning effort, the site should be considered as an alternative.

In Alameda County – Oakland and San Mateo County, the consolidatable office space requirement after the full occupancy of the Richmond Laboratory Phase III is not sufficient to justify a new state office development project. Assuming no programmatic changes that will result in increases or decreases in the office space requirement, agencies will occupy 68,314 NSF of consolidatable leased office space in Alameda County – Oakland and 56,787 NSF of consolidatable leased office space in San Mateo County. Many of the programs in consolidatable space in these counties are local serving and need to remain in their respective geographic areas. Generally, a 100,000 GSF requirement is the minimum to justify an economically viable project.

Continuing to lease office space in the three counties in the Bay Area Region provides the state with flexibility to respond to any changes in office space requirements that result from organizational or programmatic recommendations made by the California Performance Review. This flexibility is also important for the state's occupancy strategy for the DGS-owned buildings, as the first priority will be to maintain full occupancy of these buildings. If additional backfill tenants are needed, agencies in current leased facilities will be considered for their appropriateness as backfill tenants.

Development of the next full Bay Area Regional Plan will commence in 2006. This process will include surveys of all agencies occupying office space in the region. Program or priority changes will be identified, as well as any ensuing changes in office space requirements. Additionally, the office real estate market trends will be monitored during the development of the 2006 Plan to provide a more pragmatic assessment of the feasibility of future state office consolidation opportunities.

Chapter 5

Additional Development Considerations

This chapter addresses office space development requirements and facility considerations not discussed elsewhere in this document.

A. Administrative Directives

Consolidation of State Operations

Executive Order W-18-91, issued October 31, 1991, directs the state to consolidate its operations in joint use facilities where possible and feasible. The Executive Order stresses ownership over leasing to meet long-term needs where economically advantageous over the life of the facility.

Energy Efficiency and Sustainable Building Measures

Recent administration and legislative actions have advanced the state's leadership in constructing energy efficient buildings including the use of sustainable materials to ensure that the state's buildings are models of energy, water, and materials efficiency. Various Executive Orders and their relation to applicable sections of the California Government Code (CGC) regarding energy efficiency and sustainable building measures are presented later in this chapter under Statutory Requirements.

Excellence in Public Buildings Initiative

To ensure the planning, design, construction, and evaluation of state buildings result in the highest quality project, the "Excellence in Public Buildings Initiative" has been added as a required component in DGS advertisements for selected

state building projects. The purpose of this initiative is to produce high performing public buildings and a positive architectural legacy that reflects the state's commitment to excellence. Project goals may include:

- Design excellence including peer evaluation
- Use of sustainable building materials
- Quality control
- Building life span
- Energy efficiency and conservation
- Operating efficiency
- Cost and schedule
- Siting
- Accessibility and concepts of Universal Design
- Communication and controls technology
- Placement of public art
- Occupant satisfaction
- Commissioning

Early in the design process, the design and construction firms selected for public building projects will assist the state in developing project goals that may address some or all of the elements listed above as well as other goals determined by the project team. The goals established by the project team will define the extent each element will be incorporated into the project and establish criteria for their evaluation. A Post Occupancy Evaluation (POE) will be conducted shortly after completion of the project to evaluate whether the project goals were achieved. The POE will focus on the satisfaction of the occupants, operators, users, and the process to achieve the completed project.

The RESD and the Division of the State Architect of the DGS crafted this initiative to provide the leadership, education, and guidance required to improve the outcomes of leasing efforts by implementing a set of policies, guidelines, procedures, and practices that will lead to sustained excellence in the planning, design, construction, operations, and evaluation of public buildings.

Location of State-Owned and Leased Offices

Executive Order D-46-01 and Management Memo 01-18 provide the DGS directive on locating state-owned and leased state offices to promote smart growth policies. The criteria for locating offices includes compliance with existing and applicable statutory requirements and state policies, consideration of agency facility and program needs, cost effectiveness, ownership versus leasing, the availability of existing state-owned property, and implementation of sound and smart growth policies. These include locating in a central city area to strengthen California's population centers; locating in proximity to transit and available and affordable housing; fostering relationships with local governments, businesses, and communities; and observing environmental concerns, and historic, cultural, or architectural preservation opportunities. Additionally, energy efficiency, green and sustainable building practices and design excellence in public buildings will ensure the quality and integrity of a state building's design, operation, and place in the community.

State-Owned Space

State policy, State Administrative Manual 1310.3, mandates that state-owned or state-controlled space must be utilized prior to consideration of leasing additional or private sector space. Furthermore, when tenant agencies located in existing state-owned space vacate their premises, they are obligated to continue to pay rent unless and until a new tenant can be assigned or until RESD can negotiate a mutual termination of the lease. However, if the DGS generated the tenant's relinquishment, they are not so obligated.

Transportation Management

Executive Order D-73-88 requires state agencies to implement a transportation management program designed to result in an annual reduction in the number of commute trips by state employees.

B. Statutory Requirements

Air Quality Control

Local government measures, specific to the Bay Area Region are discussed in this Plan.

Americans with Disabilities Act

The Americans with Disabilities Act of 1990 (ADA), as set forth by California law Civil Code Section 54.1(d), was established to ensure that any person(s) shall not have limited access to a public building. Pursuant to CGC Section 4451(b), buildings, structures, and facilities, or portions thereof, that are leased, rented, contracted, sublet, or hired by any municipal, county, or state divisions of government, or special districts shall be made accessible to, and usable by, persons with disabilities.

Senate Bill 1242 (Ch. 989, Section 2, Stats. of 2000) governs accessibility requirements that apply to “all buildings, structures, sidewalks, curbs, and related facilities constructed (or leased) in California by the use of state, county or municipal funds, or the funds of any political subdivision of the state...and for privately funded facilities providing public access”. It is intended to provide full accessibility to and within the buildings for visitors, employees, and the public. Furthermore, to implement regulation and policy of Senate Bill 1242, additional language is included within the lease for all state facilities to comply with ADA access guidelines and Title 24 California Building Code, Part 2 accessibility requirements.

Art in Public Buildings Program

In the 1996/1997 California legislative session, legislation was enacted to create the Art in Public Buildings Program. The purpose of the program is to expand public experience with art in those state government buildings identified by the State Architect (CGC Sections 15813–15813.8). The legislation stipulates that financing for works of art in state buildings would be subject to an appropriation to the California Arts Council (Council) in its annual budget.

The State Architect and the Council, jointly, were given authority to accept state and federal money made available to the Council, to expend such funds for the purposes specified in the plans of building projects, and to select works of art. Although program funding has not been available for the Art in Public Buildings Program, the DGS, in the spirit of the legislation and by direction of the governmental entities with the power to issue bonds, e.g., Joint Powers Authorities, includes one percent of funds allocated for the construction of state buildings deemed appropriate for the inclusion of art, toward works of art for such buildings.

California Environmental Quality Act

The California Environmental Quality Act, as set forth by Public Resources Code 21000, established procedures intended to ensure that public agency officials are fully aware of the environmental implications of the projects they approve. If the initial environmental study finds a potential for a significant impact to the environment, an Environmental Impact Report (EIR) must be prepared. This document typically takes from three to six months to prepare and is subject to public review; comments submitted during review require specific response. An EIR also requires funding for document preparation.

Energy Efficiency and Sustainable Building Measures

Recent administration and legislative actions have advanced the state's leadership in constructing energy efficient buildings. On August 2, 2000, Executive Order D-16-00 was issued establishing a state sustainable building goal to site, design, deconstruct, construct, renovate, operate, and maintain state buildings that are models of energy, water, and materials efficiency. The Secretary of the State and Consumer Services Agency, through DGS' real estate program, will identify economic and environmental performance measures in order to implement the sustainable building goal. The Secretary shall report on the activities and the efforts of all state entities on an annual basis to the Governor.

The Executive Order relates to CGC Sections 15814.30–15814.35 (1991), which require that state buildings for which construction began after January 1, 1993, be designed, constructed, and equipped with energy efficiency measures, materials, and devices that are feasible and cost-effective over the life of the building. The existing law also requires all state public buildings, when remodeled, to meet minimum Title 24 standards applicable to the building. In addition, the section of the law requires the DGS to develop and implement lease provisions that maximize energy savings in buildings leased by the state.

Other directives that provide the DGS authority or access to special funds and resources to help satisfy these requirements include Executive Order W-83-94, which requires state agencies to maintain five-year Energy Management Plans; and Section 388 of the Public Utility Code, which allows the DGS to establish a pool of qualified energy service companies. Through the directives of CGC Sections 15814.10–15814.27, the Energy Efficiency Revenue Bond Program helps to implement policy set forth in Section 25008 of the Public Resources Code (PRC) by providing a mix of financing options for state energy and water conservation projects, including lease-purchase arrangements and energy service contracts.

Seismic Program

Assembly Bill 4333 (Ch. 1339, Stats. of 1990) funded this DGS program which identifies and prioritizes seismic retrofits for state buildings.

Business Enterprise Program

The Welfare and Institution Code, Article 5 authorizes the director of the Department of Rehabilitation to establish and promote the Business Enterprise Program for the Blind. The state code notes it is the intent of the Legislature that the Randolph-Sheppard Act (20 U.S.C. Sec. 107 et seq.) and the federal regulations for its administration set forth in Part 395 of Title 34 of the Code of Federal Regulations shall serve as minimum standards for the operation of the Business Enterprises Program.

The state code stipulates no department or agency of the state shall undertake to acquire by ownership, rent or lease, or substantially renovate existing state-owned property unless it is determined that the property includes a satisfactory site or sites for the location and operation of a vending facility by a blind person. A “vending facility” is defined as a location that may sell foods, beverages, confections, newspapers, periodicals, tobacco products, and other articles or services dispensed automatically or manually.

The director of the Department of Rehabilitation is authorized to establish vending facilities, where feasible, on any real property that is owned, leased, rented, or otherwise controlled or occupied by any department or other agency or body of the State of California. Feasibility considerations include:

- The number of state employees in the building or on the state property.
- The size, in square feet, of the area leased, occupied, owned, or otherwise controlled by the state.
- The length of time the property will be leased or occupied by the state.
- Whether establishment of a vending facility would adversely affect the interests of the state.
- The likelihood the vending facility will produce sufficient net income for a blind vendor.

The state code stipulates that the amount of space allotted for a vending facility shall be based on 1) services to be rendered, and 2) number of persons to be served.

Child Care for State Employees

Pursuant to CGC Section 4560, upon determination of need, state-owned office buildings accommodating 700 employees or more, which are newly constructed or acquired, or existing facilities being rehabilitated more than 25 percent, shall include space for child care facilities. The code further stipulates that the director of the DGS may secure space in any adequate facility for the same purposes if funds for an off-site facility are made available and other cost and/or allocation factors make an off-site option viable.

Space for child care would need to be included in any newly acquired facility if the need for child care is identified; the building is a single facility able to accommodate 700 or more employees; or the building shares a common foundation with other state-owned building(s) and the total employee population exceeds 700 in these adjacent and/or adjoining buildings.

Amount of space required. Licensing requirements stipulate that each child shall be allocated a minimum of 35 SF of usable indoor play area and 75 SF of usable outdoor play area. A center for 60 children would typically require a minimum of 4,200 SF of first floor space, which would include 2,100 SF for play area, and an equal amount of space for kitchen, toilets, cribs, office, and storage, plus 4,500 SF of usable outdoor play area.

Floor location requirements. For safety, convenience and cost effectiveness, state-associated child care facilities are typically located on the first floor with an adjacent outdoor play area where feasible. The State Fire Marshal will allow space for child care to be located as high as the fourth floor of a building if specific criteria are met including a stairwell for the sole use of the child care facility.

Space for child care is not required in facilities leased by the state.

Integrated Waste Management

PRC Sections 42920–42928 includes a California state agency model requiring each agency to develop and adopt before July 1, 2000, an integrated waste management plan. Each plan that will build upon the existing Integrated Waste Management Plan adopted by the Waste Management Board (Board) pursuant to the Integrated Waste Management Act, introduced by Assembly Bill 939 (Ch. 1905, Section 22, Stats. of 1989). Agencies are required to meet solid waste diversion requirements through source reduction, reuse of materials where possible, recycling, composting activities, and procuring products with recycled content in state agency offices and facilities, including any leased locations.

According to PRC Sections 42920–42928, the Board will assist state agencies with identifying plans. Assembly Bill 75 (Ch. 764, Stats. of 1999) repealed Sections 42927 and 42928 of the PRC and expanded the level of environmental operations and maintenance training programs in state-owned buildings and leased facilities, incorporating job-specific ergonomic issues and health and safety policies.

The bill directs that by January 1, 2002, state agencies and large facilities will divert at least 25 percent of all solid waste generated by the agency or large facility. Before January 1, 2004, state agencies and large facilities will divert at least 50 percent of all solid waste from landfill disposal or transformation facilities. The state agency or large state facility may be granted an alternative requirement if the circumstance that supports the request for alternative requirement, such as disposal patterns and the types of waste disposed of by the agency or facility, is reviewed or extended prior to implementation of the plan. The Board would consider circumstances that contributed to the request for the time extension, such as lack of market for recycled materials, local efforts to implement source reduction, recycling, and composting programs, facilities built or planned, waste disposal patterns, and the type of waste disposal by the agency. By January 1, 2006, any alternative requirements will have expired. However, the Board may grant time extensions under certain conditions according to PRC Section 42923.

Historic Preservation

PRC Section 5024 and 5024.5 requires inventory and protection of state-owned buildings over 50 years old. No state agency shall alter a building's original or significant historical features, or transfer, relocate, or demolish historical resources listed on the inventory without first submitting plans for proposed alterations to the State Office of Historic Preservation for review and approval.

State Employee Telecommuting Program

Pursuant to CGC Sections 14200–14203, every state agency shall review their work operations to determine where telecommuting can be of practical benefit to that agency. The DGS is required to establish criteria for evaluating the state's telecommuting program and recommending modifications, if necessary. Each agency is responsible for examining its operation with a view toward effectively using the telework option. CGC Section 14201, states that "Every state agency shall review its work operations to determine where in its organization telecommuting can be of practical benefit to the agency...each agency shall develop and implement a telecommuting plan as part of its telecommuting program in work areas where telecommuting is identified as being both practical and beneficial to the organization." With careful planning and management, teleworking, telecommuting, alternative officing or virtual office concepts can reduce office space demand. Advancements in computer and telecommunications technology are considered during project development. Telecommuting opportunities are thoroughly examined in the programming phase for authorized projects.

Transit Access

CGC Section 15808.1 stipulates that acquisition or construction of a state facility which employs more than 200 people or directly serves the public be located within one-quarter mile of a public transit corridor. As defined in the Health and Safety Code, Section 50093.5, a public transit corridor is that area within one-quarter mile of a route on which level of service (headway) is at or above the average for the system as a whole.

C. Local Planning Considerations

Typically, local codes and issues of concern are site or project specific and must be identified for each new development project. The state, although not bound by local regulations does consider them when planning state projects. Considerations which may take precedence over local codes include limiting project expenditures, promoting ridesharing, and decreasing traffic congestion, air and/or noise pollution.

Downtown Revitalization Efforts

The state currently supports revitalization efforts of the cities within the Bay Area Region through its facilities planning strategies. In 2004, the state occupied over 2.2 million NSF of DGS-owned space and leased space in the Bay Area Region. Occupancy of the Elihu M. Harris Building in Oakland, the Earl Warren Building and the Hiram W. Johnson State Office Building in the San Francisco Civic Center, and the Governor Edmund G. Brown Building in San Francisco, assist in accomplishing the state's existing consolidation goals and continue to support the Bay Area Region cities in their downtown area historic rehabilitation and revitalization efforts.

Water Quality Control Plan

In the San Francisco Bay Region, every named water body and stream segment and unnamed tributary supports specific beneficial uses. The current policies of the San Francisco Bay Regional Water Quality Control Board, known as the Basin Plan, are under development as an ongoing process to protect those beneficial uses. The Triennial Review of 1995 indicated that local policies were needed for water content of copper and mercury. In 1998 a draft set of regional policies and implementation measures were released for public comment.

Bay Area Air Quality Management District

The state's first regional agency dealing with air pollution, the Bay Area Air Quality Management District (BAAQMD), was created by the California Legislature in 1955. It encompasses seven counties – Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara, Napa, and parts of Solano and Sonoma counties. The 20-member Board of Direc-

tors are elected and have authority to develop and enforce regulations for the control of air pollution within its jurisdiction. According to BAAQMD, the Bay Area is making progress in improving its air quality. The U.S. Environmental Protection Agency classified the region as a marginal non-attainment area, the “cleanest” of all the non-attainment classifications. The deadline for coming into attainment is June 2007. The Bay Area 2004 ozone strategy is under preparation.

San Francisco City Proposition M for Office Development

Beginning on October 17, 1985, the City of San Francisco has placed a limit on the square footage of new office space that can be added to the city’s downtown. The current limitation is 950,000 GSF per year. The law stipulates that any unallocated amount of square footage may be carried over to the next year (City of San Francisco Planning Code Article 3 Sections 320, 321, amended by Proposition M on November 4, 1986, and by Proposition C on June 2, 1987). Project authorizations are issued by the City Planning Commission and may be appealed to the Board of Permit Appeals and Board of Supervisors. The Department of City Planning maintains a list of office developments and redevelopment projects for which applications have been made, subject to this limitation. It also maintains records of the total amount of additional office space, and approved developments which are subsequently disapproved on appeal, expired permits, revoked permits, and any other information the Department deems appropriate. The Planning Commission approves projects that promote the public welfare, convenience, and necessity. Within the last six months of any approval period, the Department submits to the Board a recommendation with respect to the effects of the limitation on economic growth, availability of jobs, housing, transportation, rental rates, and office vacancy. The Board then decides whether to continue to impose a limit on office development in the next period based upon how these factors impact the local economy and infrastructure capacity. During the development of the 2000 Plan, there was no unallocated square footage. However, that scenario has reversed with no office development occurring in downtown during the last several years.

Ground Floor and Retail Space Considerations

Local government and the community often support the incorporation of ground floor retail uses in office buildings to enhance the pedestrian environment. The state also acknowledges the potential benefits of such ground floor uses. Ground floor retail space may include eating establishments (consistent with the Business Enterprise Program), bakeries, child care facilities, dry cleaners, banking services, and neighborhood commercial uses. Public facilities financed through the sale of tax-free revenue bonds typically limit the amount of private-use space to five percent of the total. Pursuant to federal tax laws, the tax-free status of revenue bonds is jeopardized if a larger percentage of private-use space is provided. The amount of retail space available for lease in new facilities will be driven by a number of factors including but not limited to: project financing, on-site child care requirements, cafeteria uses, market forces, and an assessment of vacancy risks.

Glossary of Terms

Glossary of Terms

Agency Staffing

Agency staffing numbers refer to actual numbers of employees accommodated in a facility rather than the number of authorized personnel years (PYs) in agency budgets. Staffing numbers verified by SPI are sufficient for the purpose of this update.

Build-to-Suit Lease

This lease involves building the “build-to-suit” requirements of the tenant agency and may include an option to purchase the building at some point in the lease term. The tenant leases space, usually as a sole-tenant, at a rental rate based upon market competition. The tenant participates in limited development decisions for the building shell and common areas. The lease rate includes the owner’s construction costs, developer profit, tax obligation, and interest.

Co-locate

This term refers to locating two or more independent office groups together in the same building. The office groups would typically have one or more similar office characteristic; such as benefiting a similar clientele, servicing a similar geographic area, or having compatible functions that may lead to sharing service areas, employee areas, or meeting rooms.

Consolidatable

State agency offices that may be located with other agency offices in a joint-use office facility where the agencies have no unique program or client requirement or facility needs.

Full Service Lease

The landlord pays for the tenant’s share of the cost of operating expenses, including direct and common area utilities, taxes, insurance, maintenance, landscaping, and repairs to the leased premises. These operating expenses are paid for by the tenant, and are included in the rental payment as part

of “full service” rent in the first year of the lease term (the base year). In subsequent years, the tenant’s share of operating expense exceeding the tenant’s share of operating expense in the base year is passed through to the tenants.

Gross Absorption

Total leasing and user sale activity in the marketplace in a given period.

Gross Square Feet (GSF)

The total amount of floor space within the exterior building shell of a building. GSF is calculated by combining the tenant’s usable square feet with all other use of space including the outside perimeter wall of the building. This includes stairwells, restrooms, public corridors, elevators, lobbies, duct shafts, equipment rooms, and wall thicknesses.

Lease in Dispersed Lease Space

The state leases space at the current market rental rates in buildings not owned by the state, with no prospects of ownership. The state participates only in the design of the leased premises (net square feet occupied by the state agency).

Local Serving Agencies

Agencies providing service to a specific city or neighborhood.

Net Absorption

The change in occupied square feet from one period to the next.

Net Square Feet (NSF)

The modified Building Owner Managers Association calculation of the actual square feet required for each agency, including interior circulation.

Non-consolidatable

Space that cannot be housed in a multi-tenant facility in an urban setting. Non-consolidatable state functions typically have special needs for security, freeway access, public access, or facility design. Spaces typically considered non-


consolidatable include field offices of the CHP, DMV, and EDD, as well as parole offices of the Department of Corrections. For example, Unemployment Insurance and Job Services Offices of EDD are typically considered non-consolidatable because they generate excessive pedestrian and vehicular traffic and serve clients in specific geographic areas. It should be noted that some offices categorized as *non-consolidatable* might be appropriate tenants of a Service Center in a suburban location where extensive public parking can be more easily provided.

Regional Serving Agency

For the purposes of this study, a Regional Serving Agency is one that administers a state program for a service area that includes all counties in the Bay Area Region.

Service Center

Typically, four or five state offices that serve a similar public clientele accommodated in a single facility to increase the visibility and accessibility for the user and to enhance cost effectiveness for the state. A Service Center may include state offices that might not be considered consolidatable in a larger multi-tenant facility because of the large number of clients they serve and their high visitor parking space requirement.



Appendices

Appendix 1 A

Multi-Tenant, State-Owned/Leased Office Space (Sorted by Planning Area)

- *Alameda County - Oakland*
- *San Francisco County*
- *San Mateo County*

APPENDIX 1 A

MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY PLANNING AREA)

ALAMEDA COUNTY - OAKLAND PLANNING AREA

BERKELEY - LEASED

Lease #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
215002	HEALTH SERVICES	1947 Center Street	Office (General)	Y	14,126	0	\$30,371	47	3/1/98	6/30/04	12/31/04
232006	HEALTH SERVICES	1625 Shattuck Avenue	Office (General)	Y	24,136	0	\$47,028	110	8/1/92	12/31/03	7/31/05
241001	HEALTH SERVICES	1080 Heinz Street	Warehouse	N	322	31,950	\$15,748	3	6/1/97	7/31/01	7/31/03
227001	JUSTICE	600 Bancroft Way	Laboratory	N	152	3,308	\$5,353	0	10/1/01	9/30/05	9/30/09
496001	JUSTICE	604 Bancroft Way	Laboratory	N	0	3,917	\$6,613	25	12/1/00	11/30/04	11/30/08
225001	REHABILITATION	1936 University Avenue	Office (General)	Y	5,001	0	\$11,652	14	6/1/94	8/31/05	8/31/07
221004	TOXIC SUBSTANCES CONTROL	700 Heinz Avenue	Office/Lab	N	47,439	27,151	\$188,834	170	11/1/03	10/31/13	10/31/15
233001	TOXIC SUBSTANCES CONTROL	2848 Seventh Street	Warehouse	N	0	7,347	\$8,505	5	5/1/95	9/30/05	9/30/06
SUB-TOTAL (All Leased Space)					91,176	73,673	\$314,104	374			
SUB-TOTAL (Consolidatable Leased Space)					43,263	0	\$89,051	171			
BERKELEY - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					43,263	0	\$89,051	171			

OAKLAND - DGS-OWNED (Elihu Harris State Office Building)

Real Property #	Agency	Address	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4702001	ALCOHOLIC BEVERAGE CONTROL	1515 Clay Street	Office (General)	Y	5,620	0		20	1/1/99		
4702002	ASSEMBLY	1515 Clay Street	Office (General)	Y	2,182	0		11	7/1/98		
4702004	CONSUMER AFFAIRS	1515 Clay Street	Office (General)	Y	5,333	0		9	8/1/98		
4702054	CORRECTIONS	1515 Clay Street	Office (General)	Y	33,559	0		64	12/1/98		
4702055	CORRECTIONS	1515 Clay Street	Storage	Y	0	1,113			12/1/98		
4702060	EMPLOYMENT DEVELOPMENT	1515 Clay Street	Office (General)	Y	15,778	0		37	9/1/99		
4702061	EMPLOYMENT DEVELOPMENT	1515 Clay Street	Storage	Y	0	387			9/1/99		
4702082	ENVIRONMENTAL HEALTH HAZARD ASMT	1515 Clay Street	Office (General)	Y	13,476	0		104	9/1/02		
4702016	EQUALIZATION	1515 Clay Street	Office (General)	Y	20,148	0		101	11/1/98		
4702017	FAIR EMPLOYMENT AND HOUSING	1515 Clay Street	Office (General)	Y	10,824	0		42	1/1/99		
4702018	FOOD AND AGRICULTURE	1515 Clay Street	Office (General)	Y	837	0		9	11/1/98		
4702074	FORESTRY AND FIRE PROTECTION	1515 Clay Street	Office (General)	Y	658	0		4	5/1/01		
4702045	FRANCHISE TAX BOARD	1515 Clay Street	Office (General)	Y	10,593	0			3/2/99		
4702062	FRANCHISE TAX BOARD	1515 Clay Street	Office (General)	Y	6,032	0		19	10/1/98		
4702063	FRANCHISE TAX BOARD	1515 Clay Street	Storage	Y	0	1,020			10/1/98		
4702021	GENERAL SERVICES	1515 Clay Street	Office (General)	Y	9,499	0		13	9/1/98		
4702068	GENERAL SERVICES	1515 Clay Street	Office (General)	Y	13,232	0		40	11/1/99		
4702069	GENERAL SERVICES	1515 Clay Street	Storage	Y	0	411			11/1/99		
4702091	GENERAL SERVICES	1515 Clay Street	Conference Room	Y	2,769	20,745			7/1/03		
4702024	HEALTH SERVICES	1515 Clay Street	Office (General)	Y	50,929	0		146	12/1/98		
4702026	HEALTH SERVICES	1515 Clay Street	Office (General)	Y	1,885	0		95	12/1/98		
4702027	HEALTH SERVICES	1515 Clay Street	Office (General)	Y	9,881	0		44	11/1/98		
4702065	HEALTH SERVICES	1515 Clay Street	Storage	Y	0	747			12/1/98		
4702081	HEALTH SERVICES	1515 Clay Street	Office (General)	Y	851	0		7	9/1/02		
4702046	HIGHWAY PATROL	1515 Clay Street	Office (General)	Y	4,081	0		15	7/12/99		
4702006	INDUSTRIAL RELATIONS	1515 Clay Street	Office (General)	Y	2,351	0		137	1/1/99		
4702009	INDUSTRIAL RELATIONS	1515 Clay Street	Office (General)	Y	16,380	0			9/1/98		
4702010	INDUSTRIAL RELATIONS	1515 Clay Street	Office (General)	Y	3,173	0			9/1/98		
4702011	INDUSTRIAL RELATIONS	1515 Clay Street	Office (General)	Y	2,878	0			2/1/99		
4702012	INDUSTRIAL RELATIONS	1515 Clay Street	Office (General)	Y	2,653	0			9/1/98		
4702013	INDUSTRIAL RELATIONS	1515 Clay Street	Office (General)	Y	1,444	0			9/1/98		
4702056	INDUSTRIAL RELATIONS	1515 Clay Street	Office (General)	Y	26,291	0			1/1/99		
4702057	INDUSTRIAL RELATIONS	1515 Clay Street	Storage	Y	0	576			1/1/99		
4702058	INDUSTRIAL RELATIONS	1515 Clay Street	Office (General)	Y	7,901	0			1/1/99		
4702059	INDUSTRIAL RELATIONS	1515 Clay Street	Storage	Y	0	408			1/1/99		
4702078	JUSTICE	1515 Clay Street	Storage	Y	0	2,937		90	12/1/98		
4702088	JUSTICE	1515 Clay Street	Office (General)	Y	43,702	0			1/1/03		
4702030	MENTAL HEALTH	1515 Clay Street	Office (General)	Y	1,443	0		6	8/1/98		
4702031	PERSONNEL BOARD	1515 Clay Street	Office (General)	Y	1,466	0		3	9/1/98		
4702032	REAL ESTATE	1515 Clay Street	Office (General)	Y	9,100	0		20	8/1/98		
4702034	REHABILITATION	1515 Clay Street	Office (General)	Y	1,147	0		33	7/27/98		
4702079	REHABILITATION	1515 Clay Street	Office (General)	Y	7,576	0			6/1/02		
4702080	REHABILITATION	1515 Clay Street	Storage	Y	0	147			6/1/02		
4702090	REHABILITATION	1515 Clay Street	Cafeteria	Y	0	8,014			7/1/03		
4702071	SENATE	1515 Clay Street	Office (General)	Y	2,884	0		10	5/1/01		
4702035	SOCIAL SERVICES	1515 Clay Street	Office (General)	Y	6,728	0		14	9/28/98		
4702036	SOCIAL SERVICES	1515 Clay Street	Office (General)	Y	5,570	0		18	7/20/98		
4702037	SOCIAL SERVICES	1515 Clay Street	Office (General)	Y	9,467	0		44	11/2/98		
4702041	SOCIAL SERVICES	1515 Clay Street	Office (General)	Y	3,056	0		45	1/18/99		
4702042	SOCIAL SERVICES	1515 Clay Street	Office (General)	Y	1,367	0		14	11/2/98		
4702043	SOCIAL SERVICES	1515 Clay Street	Office (General)	Y	1,321	0		3	1/4/99		
4702048	SOCIAL SERVICES	1515 Clay Street	Office (General)	Y	27,343	0			3/1/99		
4702049	SOCIAL SERVICES	1515 Clay Street	Office (General)	Y	16,061	0		29	3/1/99		
4702050	SOCIAL SERVICES	1515 Clay Street	Office (General)	Y	31,483	0		287	3/1/99		
4702089	SOCIAL SERVICES	1515 Clay Street	Office (General)	Y	1,952	0		10	7/1/03		
4702075	WATER RESOURCES CONTROL BOARD	1515 Clay Street	Office (General)	Y	39,504	0		118	11/1/00		
4702076	WATER RESOURCES CONTROL BOARD	1515 Clay Street	Storage	Y	0	147			11/1/00		
OAKLAND - DGS-Owned					492,408	36,652		1,661			

APPENDIX 1 A

MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY PLANNING AREA)

ALAMEDA COUNTY - OAKLAND PLANNING AREA

OAKLAND - LEASED											
Lease #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1793001	COASTAL CONSERVANCY	1330 Broadway	Office (General)	Y	13,100	0	\$23,137	53	4/1/92	8/31/03	8/31/04
1786001	CORRECTIONS	7850 Edgewater Drive	Office (Field)	N	5,551	0	\$7,893	30	8/1/87	3/31/93	2/29/04
4689001	CORRECTIONS	7717 Edgewater Drive	Office (General)	Y	14,881	0	\$24,196	40	11/1/98	4/30/03	10/31/08
1776001	EMERGENCY SERVICES	1300 Clay Street	Office (Field)	Y	9,511	0	\$24,023	33	8/1/95	7/31/99	7/31/05
1783002	EMPLOYMENT DEVELOPMENT	7700 Edgewater Drive	Office (General)	Y	8,400	0	\$14,007	35	3/1/91	7/31/01	7/31/04
1785001	EMPLOYMENT DEVELOPMENT	675 Hegenberger Road	Office (Field)	N	23,000	0	\$32,292	75	10/1/99	10/31/03	9/30/07
1798001	GENERAL SERVICES	401 27th Street	Warehouse	N	3,560	25,240	\$21,000	8	6/1/95	5/31/08	5/31/10
1790002	HEALTH SERVICES	1111 Broadway	Office (General)	Y	20,949	0	\$47,056	63	9/1/94	10/31/04	10/31/04
1772001	JUSTICE	180 Grand Avenue	Office (General)	Y	3,647	0	\$9,227	14	1/1/03	12/31/06	12/31/10
4574001	MOTOR VEHICLES	303 Hegenberger Road	Office (General)	Y	10,547	0	\$15,016	55	1/1/98	12/31/01	12/31/08
1793003	PUBLIC EMPLOYMENT RELATIONS BOARD	1330 Broadway	Office (General)	Y	3,227	0	\$9,358	8	8/1/02	8/1/06	7/31/10
1768001	YOUTH AUTHORITY	338 Pendleton Way	Office (General)	N	6,630	0	\$12,160	18	1/1/00	12/31/03	12/31/09
SUB-TOTAL (All Leased Space)					123,003	25,240	\$239,365	432			
SUB-TOTAL (Consolidatable Leased Space)					84,262	0	\$166,020	301			
TOTAL CONSOLIDATABLE SPACE					576,670	36,652	\$166,020	1,962			

SAN LEANDRO - LEASED											
Lease #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
5001001	CONSUMER AFFAIRS	2265 Polvorosa Avenue	Warehouse	N	5,005	27,817	\$28,123	10	5/1/01	4/30/05	4/30/08
4705001	INDUSTRIAL RELATIONS	1555 Doolittle Drive	Office/Lab	N	7,664	0	\$13,207	6	11/1/98	10/31/02	10/31/04
4659001	TOXIC SUBSTANCES CONTROL	2411 Washington Avenue	Storage	N	0	90	\$450	0	3/1/99	2/28/07	2/28/07
SUB-TOTAL (All Leased Space)					12,669	27,907	\$41,780	16			
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0			
SAN LEANDRO - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	0	\$0	0			

TOTAL - ALAMEDA COUNTY - OAKLAND PLANNING AREA											
					NSF Office	NSF Other	Monthly Rent	PYS			
ALL LEASED SPACE					226,848	126,820	\$595,249	822			
CONSOLIDATABLE LEASED SPACE					127,525	0	\$255,071	472			
DGS-OWNED					492,408	36,652		1,661			
TOTAL CONSOLIDATABLE SPACE					619,933	36,652		2,133			

APPENDIX 1 A

MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY PLANNING AREA)

SAN FRANCISCO COUNTY PLANNING AREA

SAN FRANCISCO - LEASED											
Lease #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2714003	ALCOHOLIC BEVERAGE CONTROL	185 Berry Street	Office (General)	Y	4,605	0	\$17,121	25	5/1/93	4/30/97	8/31/02
4630002	BUSINESS, TRANSPORTATION AND HOUSING	235 Montgomery Street	Office (General)	Y	468	0	\$1,574	1	1/1/99	1/1/04	6/30/04
2729002	CAL STATE, SAN FRANCISCO	425 Market Street	Office (General)	Y	43,252	0	\$65,020	27	2/1/93	1/31/98	1/31/08
2718002	COASTAL COMMISSION, CALIFORNIA	45 Fremont Street	Office (General)	Y	28,036	0	\$123,049	110	11/1/90	4/30/10	10/31/10
2731003	COASTAL COMMISSION, CALIFORNIA	539 Bryant Street	Storage	Y	0	1,623	\$1,706	0	1/1/00	12/31/00	12/31/03
2721006	CONSERVATION	185 Berry Street	Office (General)	Y	4,471	0	\$9,003	13	10/1/95	9/30/99	9/30/05
2693001	CONSUMER AFFAIRS	301 Junipero Serra Blvd.	Office (General)	Y	2,506	0	\$6,925	10	1/1/03	12/31/06	12/31/10
5152001	CONSUMER AFFAIRS	Pier 9	Office (General)	Y	2,280	0	\$4,600	2	6/15/02	5/31/05	5/31/05
4143014	CORPORATIONS	1390 Market Street	Office (General)	Y	14,039	0	\$27,938	29	1/1/98	6/30/03	6/30/04
2668001	CORRECTIONS	101 South Van Ness Avenue	Office (General)	N	10,469	0	\$32,394	51	6/1/94	5/31/02	5/31/10
4764001	CORRECTIONS	1727 Mission Street	Office (General)	N	13,601	0	\$71,342	62	8/1/01	7/31/05	7/31/09
2721003	EMPLOYMENT DEVELOPMENT	185 Berry Street	Office (General)	Y	21,952	0	\$47,698	40	12/1/94	11/30/98	11/30/04
4511001	EMPLOYMENT DEVELOPMENT	1625 Van Ness Avenue	Office (General)	Y	20,000	0	\$56,868	120	6/1/99	5/31/06	5/31/06
4567001	EMPLOYMENT DEVELOPMENT	1700 California Street	Office (General)	Y	7,025	0	\$14,612	14	8/15/97	8/14/01	8/14/03
5054001	EQUALIZATION / FRANCHISE TAX BOARD	121 Spear Street	Office (General)	Y	22,504	500	\$105,779	125	8/1/02	7/31/10	7/31/12
5054002	FAIR EMPLOYMENT AND HOUSING	121 Spear Street	Office (General)	Y	4,247	0	\$20,273	17	8/1/02	7/31/10	7/31/12
2673001	FINANCIAL INSTITUTIONS	111 Pine Street	Office (General)	Y	21,779	0	\$50,621	86	5/1/93	4/30/96	4/30/08
2681001	FOOD AND AGRICULTURE	5 Thomas Mellon Circle	Office (Field)	Y	590	0	\$1,323	2	12/1/03	11/30/07	11/30/08
4377002	FRANCHISE TAX BOARD	221 Main Street	Office (General)	Y	6,201	0	\$26,439	39	5/1/99	4/30/07	4/30/09
2705007	HABEAS RESOURCE CENTER	50 Fremont Street	Office (General)	Y	20,296	50	\$106,102	71	8/1/98	7/31/03	7/31/04
2731002	HABEAS RESOURCE CENTER	539 Bryant Street	Storage	Y	0	1,170	\$1,612	0	9/1/99	2/28/02	7/31/04
5261001	HEALTH SERVICES	575 Market Street	Office (General)	Y	18,542	0	\$1,875	76	10/1/03	9/30/06	9/30/08
5261002	HEALTH SERVICES	575 Market Street	Office (General)	Y	9,271	0	\$750	6	10/1/03	9/30/08	9/30/08
5261003	HEALTH SERVICES	575 Market Street	Office (General)	Y	2,664	0	\$5,912	15	9/1/03	2/28/05	8/31/05
5261004	HEALTH SERVICES	575 Market Street	Storage	Y	0	474	\$1,052	0	12/1/03	12/1/03	8/31/05
2718001	INSURANCE	45 Fremont Street	Office (General)	Y	63,002	0	\$270,539	283	11/1/90	4/30/10	10/31/10
2670001	JUSTICE	2720 Taylor Street	Office / Lab	N	25,525	0	\$49,639	120	4/1/98	6/1/03	5/31/04
4935001	MENTAL HEALTH	One Front Street	Office (General)	Y	2,175	0	\$13,594	7	9/1/00	2/28/05	2/28/05
2681002	MOTOR VEHICLES	5 Thomas Mellon Circle	Office (General)	Y	3,443	0	\$5,745	18	6/1/93	5/31/97	5/31/03
4377001	PUBLIC DEFENDER	221 Main Street	Office (General)	Y	19,343	0	\$37,640	58	1/1/95	9/30/99	12/31/04
2732002	PUBLIC DEFENDER	101 Howard Street	Storage	Y	0	344	\$430	0	8/1/00	8/31/00	12/31/04
2721002	REHABILITATION	185 Berry Street	Office (General)	Y	18,570	0	\$40,746	85	12/1/93	11/30/97	11/30/03
4826001	SAN FRANCISCO BAY CONSERV & DEVELOP COMM	50 California Street	Office (General)	Y	19,032	0	\$76,290	35	4/1/00	3/31/10	3/31/11
5054003	SECRETARY OF STATE	121 Spear Street	Office (General)	Y	2,315	0	\$10,617	6	8/1/02	7/31/10	7/31/12
4143016	SOCIAL SERVICES	1390 Market Street	Office (General)	Y	853	0	\$2,410	5	12/1/98	5/31/03	11/30/04
2699001	TRANSPORTATION	595 Market Street	Office (General)	Y	14,823	0	\$34,475	78	8/1/93	7/31/97	7/31/08
2699002	TRANSPORTATION	595 Market Street	Storage	Y	0	140	\$126	0	2/1/96	2/1/96	6/30/99
2699003	TRANSPORTATION	595 Market Street	Office (General)	Y	2,027	0	\$8,764	7	2/1/03	1/31/07	1/31/11
SUB-TOTAL (All Leased Space)					449,906	4,301	\$1,352,603	1,643			
SUB-TOTAL (Consolidatable Leased Space)					400,311	4,301	\$1,199,228	1,410			
SAN FRANCISCO - DGS-OWNED (Hiram Johnson State Building)											
Real Property #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4703035	APPELLATE COURT (FIRST DISTRICT)	455 Golden Gate	Office (General)	Y	32,290	0		37	10/15/02		
4703065	EQUALIZATION	455 Golden Gate	Office (General)	Y	3,850	0		8	7/1/03		
4703062	FAIR EMPLOYMENT AND HOUSING	455 Golden Gate	Office (General)	Y	3,355	0		13	7/1/03		
4703063	INDUSTRIAL RELATIONS	455 Golden Gate	Office (General)	Y	152,753	0		551	7/1/03		
4703051	JUDICIAL COUNCIL	455 Golden Gate	Office (General)	Y	164,977	2,591		602	7/1/03		
4703053	JUDICIAL PERFORMANCE, COMMISSION ON	455 Golden Gate	Office (General)	Y	14,480	0		27	7/1/03		
4703055	JUSTICE	455 Golden Gate	Office (General)	Y	133,048	0		386	7/1/03		
4703064	SECRETARY OF STATE	455 Golden Gate	Office (General)	Y	5,010	0		28	7/1/03		
4703057	SUPREME COURT	455 Golden Gate	Office (General)	Y	20,740	0		6	7/1/03		
SUBTOTAL					530,503	2,591		1,658			
SAN FRANCISCO - DGS-OWNED (Earl Warren Courts State Building)											
Real Property #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4703052	APPELLATE COURT (FIRST DISTRICT)	350 McAllister	Office (General)	Y	50,008	418		94	7/1/03		
4703063	INDUSTRIAL RELATIONS	350 McAllister	Storage	Y	0	3,621			7/1/03		
4703051	JUDICIAL COUNCIL	350 McAllister	Storage	Y	3,535	7,677		10	7/1/03		
4703055	JUSTICE	350 McAllister	Storage	Y	0	1,400			7/1/03		
4703057	SUPREME COURT	350 McAllister	Office (General)	Y	71,368	2,060		131	7/1/03		
SUBTOTAL					124,911	15,176		235			
SAN FRANCISCO - DGS-OWNED (Edmund G. Brown Building)											
Real Property #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2674003	GENERAL SERVICES	505 Van Ness	Storage	Y	2,892	3,221		2	1/1/84		
2674006	HIGHWAY PATROL	505 Van Ness	Office (General)	Y	214	0		2	1/1/84		
2674005	MISC PRIVATE ORGANIZATION	505 Van Ness	Child Care	Y	0	2,375		10	1/1/84		
2674001	PUBLIC UTILITIES COMMISSION	505 Van Ness	Office (General)	Y	196,421	5,451		1,153	1/1/84		
2674002	PUBLIC UTILITIES COMMISSION	505 Van Ness	Storage	Y	0	6,669			1/1/84		
2674004	REHABILITATION	505 Van Ness	Cafeteria	Y	0	7,838			1/1/84		
2674004	REHABILITATION	505 Van Ness	Storage	Y	0	270			1/1/84		
SUBTOTAL					199,527	25,824		1,167			
SAN FRANCISCO - DGS-Owned					854,941	43,591		3,060			
TOTAL CONSOLIDATABLE SPACE					1,255,252	47,892		3,295			
TOTAL - SAN FRANCISCO COUNTY PLANNING AREA											
ALL LEASED SPACE					449,906	4,301	\$1,352,603	1,643			
CONSOLIDATABLE LEASED SPACE					400,311	4,301	\$1,199,228	1,410			
DGS-OWNED					854,941	43,591		3,060			
TOTAL CONSOLIDATABLE SPACE					1,255,252	47,892		4,470			

APPENDIX 1 A

MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY PLANNING AREA)

SAN MATEO COUNTY PLANNING AREA

BELMONT - LEASED												
Lease #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date	
4998001	FISH AND GAME	284/350 Harbor Blvd.	Office (General)	Y	7,436	818	\$54,630	28	7/1/01	6/30/05	6/30/05	
SUB-TOTAL (All Leased Space)					7,436	818	\$54,630	28				
SUB-TOTAL (Consolidatable Leased Space)					7,436	818	\$54,630	28				
BELMONT - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE					7,436	818	\$54,630	28				

DALY CITY - LEASED												
Lease #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date	
490001	CORRECTIONS	2171 Junipero Serra Blvd.	Office (General)	N	3,534	0	\$11,662	18	10/1/90	5/31/02	5/31/06	
491001	HEALTH SERVICES	350 90th Street	Office (General)	Y	7,120	0	\$14,525	37	1/1/03	12/31/06	12/31/07	
SUB-TOTAL (All Leased Space)					10,654	0	\$26,187	55				
SUB-TOTAL (Consolidatable Leased Space)					7,120	0	\$14,525	37				
DALY CITY - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE					7,120	0	\$14,525	37				

FOSTER CITY - LEASED												
Lease #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date	
4572001	INDUSTRIAL RELATIONS	1065 E Hillsdale Blvd.	Office (Field)	Y	2,593	0	\$8,246	9	8/1/97	1/31/02	7/31/04	
5233001	TRANSPORTATION	551 Pilgrim Drive	Office (Field)	Y	3,408	0	\$5,964	21	7/1/98	2/29/04	2/28/05	
SUB-TOTAL (All Leased Space)					6,001	0	\$14,210	30				
SUB-TOTAL (Consolidatable Leased Space)					6,001	0	\$14,210	30				
FOSTER CITY - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE					6,001	0	\$14,210	30				

MENLO PARK - LEASED												
Lease #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date	
1483001	REHABILITATION	800 Menlo Avenue	Office (Field)	Y	1,839	0	\$6,253	14	1/1/92	12/31/01	6/30/04	
SUB-TOTAL (All Leased Space)					1,839	0	\$6,253	14				
SUB-TOTAL (Consolidatable Leased Space)					1,839	0	\$6,253	14				
MENLO PARK - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE					1,839	0	\$6,253	14				

REDWOOD CITY - LEASED												
Lease #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date	
2145001	CORRECTIONS	538 Jefferson Avenue	Office (Field)	N	4,492	0	\$14,103	23	4/1/95	3/31/01	3/31/04	
2148001	FISH AND GAME	629 Bair Island Road	Storage	N	0	1,520	\$1,125	0	8/1/83	9/30/96	9/30/00	
SUB-TOTAL (All Leased Space)					4,492	1,520	\$15,228	23				
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0				
REDWOOD CITY - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE					0	0	\$0	0				

SAN BRUNO - LEASED												
Lease #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date	
4088001	REHABILITATION	801 Traeger Avenue	Office (General)	Y	4,504	0	\$16,632	11	7/1/92	12/31/03	6/30/05	
2585001	SOCIAL SERVICES	851 Traeger Avenue	Office (General)	Y	8,746	0	\$21,619	48	7/1/95	6/30/05	6/30/07	
4088002	SOCIAL SERVICES	801 Traeger Avenue	Office (Field)	Y	5,491	0	\$13,573	19	5/1/95	6/30/05	6/30/07	
4088003	SOCIAL SERVICES	801 Traeger Avenue	Office (General)	Y	4,314	0	\$10,663	32	5/1/95	6/30/05	6/30/07	
SUB-TOTAL (All Leased Space)					23,055	0	\$62,487	110				
SUB-TOTAL (Consolidatable Leased Space)					23,055	0	\$62,487	110				
SAN BRUNO - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE					23,055	0	\$62,487	110				

SAN CARLOS - LEASED												
Lease #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date	
4974001	EMPLOYMENT DEVELOPMENT	550 Quarry Road	Office (Field)	N	7,836	0	\$13,838	27	1/1/02	12/31/03	10/31/09	
SUB-TOTAL (All Leased Space)					7,836	0	\$13,838	27				
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0				
SAN CARLOS - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE					0	0	\$0	0				

SAN MATEO - LEASED												
Lease #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date	
2893001	EMPLOYMENT DEVELOPMENT	177 Bovet Road	Office (General)	Y	2,552	0	\$8,152	14	2/1/98	1/31/01	1/31/03	
2887001	REHABILITATION	1500 Fashion Island Blvd.	Office (Field)	Y	7,147	0	\$32,163	33	11/1/91	1/1/04	12/31/04	
SUB-TOTAL (All Leased Space)					9,699	0	\$40,315	47				
SUB-TOTAL (Consolidatable Leased Space)					9,699	0	\$40,315	47				
SAN MATEO - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE					9,699	0	\$40,315	47				

SOUTH SAN FRANCISCO - LEASED												
Lease #	Agency	Address	Type of Space	Consoli- datable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date	
3227002	INDUSTRIAL RELATIONS	395 Oyster Point Blvd.	Office (General)	Y	7,939	0	\$14,224	32	12/1/02	11/30/06	11/30/08	
SUB-TOTAL (All Leased Space)					7,939	0	\$14,224	32				
SUB-TOTAL (Consolidatable Leased Space)					7,939	0	\$14,224	32				
SOUTH SAN FRANCISCO - DGS-Owned - N/A												
TOTAL CONSOLIDATABLE SPACE					7,939	0	\$14,224	32				

TOTAL - SAN MATEO COUNTY PLANNING AREA												
ALL LEASED SPACE					78,951	2,338	\$247,372	366				
CONSOLIDATABLE LEASED SPACE					63,089	818	\$206,644	298				
DGS-OWNED					0	0	\$0	0				
TOTAL CONSOLIDATABLE SPACE					63,089	818	\$206,644	298				

Appendix 1 B

*Multi-Tenant, State-Owned/Leased Office Space
(Sorted by Agency)*

*Alameda - Oakland, San Francisco, and
San Mateo Counties*

APPENDIX 1 B

MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)

ALAMEDA - OAKLAND, SAN FRANCISCO, AND SAN MATEO COUNTIES

ALCOHOLIC BEVERAGE CONTROL - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2714003	185 Berry Street	San Francisco	Office (General)	Y	4,605	0	\$17,121	25	5/1/93	4/30/97	8/31/02
SUB-TOTAL (All Leased Space)					4,605	0	\$17,121	25			
SUB-TOTAL (Consolidatable Leased Space)					4,605	0	\$17,121	25			

ALCOHOLIC BEVERAGE CONTROL - DGS-OWNED

4702001	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	5,620	0		20	1/1/99		
ALCOHOLIC BEVERAGE CONTROL - DGS-Owned					5,620	0		20			
TOTAL CONSOLIDATABLE SPACE					10,225	0	\$17,121	45			

APPELLATE COURT (FIRST DISTRICT) - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4703035	Hiram Johnson, 455 Golden Gate	San Francisco	Office (General)	Y	32,290	0		37	10/15/02		
4703052	Earl Warren, 350 McAllister	San Francisco	Office (General)	Y	50,008	418		94	7/1/03		
SUB-TOTAL (All Leased Space) - N/A											
SUB-TOTAL (Consolidatable Leased Space)											
APPELLATE COURT (FIRST DISTRICT) - DGS-Owned					82,298	418		131			
TOTAL CONSOLIDATABLE SPACE					82,298	418		131			

ASSEMBLY - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4702002	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	2,182	0		11	7/1/98		
SUB-TOTAL (All Leased Space) - N/A											
SUB-TOTAL (Consolidatable Leased Space)											
ASSEMBLY - DGS-Owned					2,182	0		11			
TOTAL CONSOLIDATABLE SPACE					2,182	0		11			

BUSINESS, TRANSPORTATION AND HOUSING - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4630002	235 Montgomery Street	San Francisco	Office (General)	Y	468	0	\$1,574	1	1/1/99	1/1/04	6/30/04
SUB-TOTAL (All Leased Space)					468	0	\$1,574	1			
SUB-TOTAL (Consolidatable Leased Space)					468	0	\$1,574	1			
BUSINESS, TRANSPORTATION AND HOUSING - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					468	0	\$1,574	1			

CAL STATE, SAN FRANCISCO - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2729002	425 Market Street	San Francisco	Office (General)	Y	43,252	0	\$65,020	27	2/1/93	1/31/98	1/31/08
SUB-TOTAL (All Leased Space)					43,252	0	\$65,020	27			
SUB-TOTAL (Consolidatable Leased Space)					43,252	0	\$65,020	27			
CAL STATE, SAN FRANCISCO - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					43,252	0	\$65,020	27			

COASTAL COMMISSION, CALIFORNIA - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2718002	45 Fremont Street	San Francisco	Office (General)	Y	28,036	0	\$123,049	110	11/1/90	4/30/10	10/31/10
2731003	539 Bryant Street	San Francisco	Storage	Y	0	1,623	\$1,706	0	1/1/00	12/31/00	12/31/03
SUB-TOTAL (All Leased Space)					28,036	1,623	\$124,755	110			
SUB-TOTAL (Consolidatable Leased Space)					28,036	1,623	\$124,755	110			
COASTAL COMMISSION, CALIFORNIA - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					28,036	1,623	\$124,755	110			

COASTAL CONSERVANCY - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1793001	1330 Broadway	Oakland	Office (General)	Y	13,100	0	\$23,137	53	4/1/92	8/31/03	8/31/04
SUB-TOTAL (All Leased Space)					13,100	0	\$23,137	53			
SUB-TOTAL (Consolidatable Leased Space)					13,100	0	\$23,137	53			
COASTAL CONSERVANCY - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					13,100	0	\$23,137	53			

APPENDIX 1 B

MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)

ALAMEDA - OAKLAND, SAN FRANCISCO, AND SAN MATEO COUNTIES

CONSERVATION - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2721006	185 Berry Street	San Francisco	Office (General)	Y	4,471	0	\$9,003	13	10/1/95	9/30/99	9/30/05
SUB-TOTAL (All Leased Space)					4,471	0	\$9,003	13			
SUB-TOTAL (Consolidatable Leased Space)					4,471	0	\$9,003	13			
CONSERVATION - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					4,471	0	\$9,003	13			

CONSUMER AFFAIRS - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2693001	301 Junipero Serra Blvd.	San Francisco	Office (General)	Y	2,506	0	\$6,925	10	1/1/03	12/31/06	12/31/10
5152001	Pier 9	San Francisco	Office (General)	Y	2,280	0	\$4,600	2	6/15/02	5/31/05	5/31/05
5001001	2265 Polvorosa Avenue	San Leandro	Warehouse	N	5,005	27,817	\$28,123	10	5/1/01	4/30/05	4/30/08
SUB-TOTAL (All Leased Space)					9,791	27,817	\$39,648	22			
SUB-TOTAL (Consolidatable Leased Space)					4,786	0	\$11,525	12			

CONSUMER AFFAIRS - DGS-OWNED

4702004	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	5,333	0		9	8/1/98		
CONSUMER AFFAIRS - DGS-Owned					5,333	0		9			
TOTAL CONSOLIDATABLE SPACE					10,119	0	\$11,525	21			

CORPORATIONS- LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4143014	1390 Market Street	San Francisco	Office (General)	Y	14,039	0	\$27,938	29	1/1/98	6/30/03	6/30/04
SUB-TOTAL (All Leased Space)					14,039	0	\$27,938	29			
SUB-TOTAL (Consolidatable Leased Space)					14,039	0	\$27,938	29			
CORPORATIONS - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					14,039	0	\$27,938	29			

CORRECTIONS - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
490001	2171 Junipero Serra Blvd.	Daly City	Office (General)	N	3,534	0	\$11,662	18	10/1/90	5/31/02	5/31/06
1786001	7850 Edgewater Drive	Oakland	Office (Field)	N	5,551	0	\$7,893	30	8/1/87	3/31/93	2/29/04
4689001	7717 Edgewater Drive	Oakland	Office (General)	Y	14,881	0	\$24,196	40	11/1/98	4/30/03	10/31/08
2145001	538 Jefferson Avenue	Redwood City	Office (Field)	N	4,492	0	\$14,103	23	4/1/95	3/31/01	3/31/04
2668001	101 South Van Ness Avenue	San Francisco	Office (General)	N	10,469	0	\$32,394	51	6/1/94	5/31/02	5/31/10
4764001	1727 Mission Street	San Francisco	Office (General)	N	13,601	0	\$71,342	62	8/1/01	7/31/05	7/31/09
SUB-TOTAL (All Leased Space)					52,528	0	\$161,590	224			
SUB-TOTAL (Consolidatable Leased Space)					14,881	0	\$24,196	40			

CORRECTIONS - DGS-OWNED

4702054	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	33,559	0		64	12/1/98		
4702055	Elihu Harris, 1515 Clay Street	Oakland	Storage	Y	0	1,113			12/1/98		
CORRECTIONS - DGS-Owned					33,559	1,113		64			
TOTAL CONSOLIDATABLE SPACE					48,440	1,113	\$24,196	104			

EMERGENCY SERVICES - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1776001	1300 Clay Street	Oakland	Office (Field)	Y	9,511	0	\$24,023	33	8/1/95	7/31/99	7/31/05
SUB-TOTAL (All Leased Space)					9,511	0	\$24,023	33			
SUB-TOTAL (Consolidatable Leased Space)					9,511	0	\$24,023	33			
EMERGENCY SERVICES - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					9,511	0	\$24,023	33			

APPENDIX 1 B

MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)

ALAMEDA - OAKLAND, SAN FRANCISCO, AND SAN MATEO COUNTIES

EMPLOYMENT DEVELOPMENT - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1783002	7700 Edgewater Drive	Oakland	Office (General)	Y	8,400	0	\$14,007	35	3/1/91	7/31/01	7/31/04
1785001	675 Hegenberger Road	Oakland	Office (Field)	N	23,000	0	\$32,292	75	10/1/99	10/31/03	9/30/07
4974001	550 Quarry Road	San Carlos	Office (Field)	N	7,836	0	\$13,838	27	1/1/02	12/31/03	10/31/09
2721003	185 Berry Street	San Francisco	Office (General)	Y	21,952	0	\$47,698	40	12/1/94	11/30/98	11/30/04
4511001	1625 Van Ness Avenue	San Francisco	Office (General)	Y	20,000	0	\$56,868	120	6/1/99	5/31/06	5/31/06
4567001	1700 California Street	San Francisco	Office (General)	Y	7,025	0	\$14,612	14	8/15/97	8/14/01	8/14/03
2893001	177 Bovet Road	San Mateo	Office (General)	Y	2,552	0	\$8,152	14	2/1/98	1/31/01	1/31/03
SUB-TOTAL (All Leased Space)					90,765	0	\$187,467	325			
SUB-TOTAL (Consolidatable Leased Space)					59,929	0	\$141,337	223			

EMPLOYMENT DEVELOPMENT - DGS-OWNED

4702060	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	15,778	0		37	9/1/99		
4702061	Elihu Harris, 1515 Clay Street	Oakland	Storage	Y	0	387			9/1/99		
EMPLOYMENT DEVELOPMENT - DGS-Owned					15,778	387		37			
TOTAL CONSOLIDATABLE SPACE					75,707	387	\$141,337	260			

ENVIRONMENTAL HEALTH HAZARD ASSESSMENT - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4702082	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	13,476	0		104	9/1/02		
SUB-TOTAL (All Leased Space) - N/A											
SUB-TOTAL (Consolidatable Leased Space)											
ENVIRONMENTAL HEALTH HAZARD ASSESSMENT - DGS-Owned					13,476	0		104			
TOTAL CONSOLIDATABLE SPACE					13,476	0		104			

EQUALIZATION / FRANCHISE TAX BOARD - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
5054001	121 Spear Street	San Francisco	Office (General)	Y	22,504	500	\$105,779	125	8/1/02	7/31/10	7/31/12
SUB-TOTAL (All Leased Space)					22,504	500	\$105,779	125			
SUB-TOTAL (Consolidatable Leased Space)					22,504	500	\$105,779	125			

EQUALIZATION - DGS-OWNED

4702016	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	20,148	0		101	11/1/98		
4703065	Hiram Johnson, 455 Golden Gate	San Francisco	Office (General)	Y	3,850	0		8	7/1/03		
EQUALIZATION - DGS-Owned					23,998	0		109			
TOTAL CONSOLIDATABLE SPACE					46,502	500		234			

FAIR EMPLOYMENT AND HOUSING - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
5054002	121 Spear Street	San Francisco	Office (General)	Y	4,247	0	\$20,273	17	8/1/02	7/31/10	7/31/12
SUB-TOTAL (All Leased Space)					4,247	0	\$20,273	17			
SUB-TOTAL (Consolidatable Leased Space)					4,247	0	\$20,273	17			

FAIR EMPLOYMENT AND HOUSING - DGS-OWNED

4702017	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	10,824	0		42	1/1/99		
4703062	Hiram Johnson, 455 Golden Gate	San Francisco	Office (General)	Y	3,355	0		13	7/1/03		
FAIR EMPLOYMENT AND HOUSING - DGS-Owned					14,179	0		55			
TOTAL CONSOLIDATABLE SPACE					18,426	0	\$20,273	72			

FINANCIAL INSTITUTIONS - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2673001	111 Pine Street	San Francisco	Office (General)	Y	21,779	0	\$50,621	86	5/1/93	4/30/96	4/30/08
SUB-TOTAL (All Leased Space)					21,779	0	\$50,621	86			
SUB-TOTAL (Consolidatable Leased Space)					21,779	0	\$50,621	86			
FINANCIAL INSTITUTIONS - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					21,779	0	\$50,621	86			

FISH AND GAME - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4998001	284/350 Harbor Blvd.	Belmont	Office (General)	Y	7,436	818	\$54,630	28	7/1/01	6/30/05	6/30/05
2148001	629 Bair Island Road	Redwood City	Storage	N	0	1,520	\$1,125	0	8/1/83	9/30/96	9/30/00
SUB-TOTAL (All Leased Space)					7,436	2,338	\$55,755	28			
SUB-TOTAL (Consolidatable Leased Space)					7,436	818	\$54,630	28			
FISH AND GAME - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					7,436	818	\$54,630	28			

APPENDIX 1 B

MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)

ALAMEDA - OAKLAND, SAN FRANCISCO, AND SAN MATEO COUNTIES

FOOD AND AGRICULTURE - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2681001	5 Thomas Mellon Circle	San Francisco	Office (Field)	Y	590	0	\$1,323	2	12/1/03	11/30/07	11/30/08
SUB-TOTAL (All Leased Space)					590	0	\$1,323	2			
SUB-TOTAL (Consolidatable Leased Space)					590	0	\$1,323	2			

FOOD AND AGRICULTURE - DGS-OWNED

4702018	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	837	0		9	11/1/98		
FOOD AND AGRICULTURE - DGS-Owned					837	0		9			
TOTAL CONSOLIDATABLE SPACE					1,427	0	\$1,323	11			

FORESTRY AND FIRE PROTECTION - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4702074	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	658	0		4	5/1/01		
SUB-TOTAL (All Leased Space) - N/A											
SUB-TOTAL (Consolidatable Leased Space)											
FORESTRY AND FIRE PROTECTION - DGS-Owned					658	0		4			
TOTAL CONSOLIDATABLE SPACE					658	0		4			

FRANCHISE TAX BOARD - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4377002	221 Main Street	San Francisco	Office (General)	Y	6,201	0	\$26,439	39	5/1/99	4/30/07	4/30/09
SUB-TOTAL (All Leased Space)					6,201	0	\$26,439	39			
SUB-TOTAL (Consolidatable Leased Space)					6,201	0	\$26,439	39			

FRANCHISE TAX BOARD - DGS-Owned

4702045	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	10,593	0			3/2/99		
4702062	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	6,032	0		19	10/1/98		
4702063	Elihu Harris, 1515 Clay Street	Oakland	Storage	Y	0	1,020			10/1/98		
FRANCHISE TAX BOARD - DGS-Owned					16,625	1,020		19			
TOTAL CONSOLIDATABLE SPACE					22,826	1,020	\$26,439	58			

GENERAL SERVICES - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1798001	401 27th Street	Oakland	Warehouse	N	3,560	25,240	\$21,000	8	6/1/95	5/31/08	5/31/10
SUB-TOTAL (All Leased Space)					3,560	25,240	\$21,000	8			
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0			

GENERAL SERVICES - DGS-OWNED

4702021	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	9,499	0		13	9/1/98		
4702068	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	13,232	0		40	11/1/99		
4702069	Elihu Harris, 1515 Clay Street	Oakland	Storage	Y	0	411			11/1/99		
4702091	Elihu Harris, 1515 Clay Street	Oakland	Conference Room	Y	2,769	20,745			7/1/03		
2674003	Ed. G. Brown, 505 Van Ness	San Francisco	Storage	Y	2,892	3,221		2	1/1/84		
GENERAL SERVICES - DGS-Owned					28,392	24,377		55			
TOTAL CONSOLIDATABLE SPACE					28,392	24,377	\$0	55			

HABEAS RESOURCE CENTER - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2705007	50 Fremont Street	San Francisco	Office (General)	Y	20,296	50	\$106,102	71	8/1/98	7/31/03	7/31/04
2731002	539 Bryant Street	San Francisco	Storage	Y	0	1,170	\$1,612	0	9/1/99	2/28/02	7/31/04
SUB-TOTAL (All Leased Space)					20,296	1,220	\$107,714	71			
SUB-TOTAL (Consolidatable Leased Space)					20,296	1,220	\$107,714	71			
HABEAS RESOURCE CENTER - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					20,296	1,220	\$107,714	71			

APPENDIX 1 B

MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)

ALAMEDA - OAKLAND, SAN FRANCISCO, AND SAN MATEO COUNTIES

HEALTH SERVICES - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
215002	1947 Center Street	Berkeley	Office (General)	Y	14,126	0	\$30,371	47	3/1/98	6/30/04	12/31/04
232006	1625 Shattuck Avenue	Berkeley	Office (General)	Y	24,136	0	\$47,028	110	8/1/92	12/31/03	7/31/05
241001	1080 Heinz Street	Berkeley	Warehouse	N	322	31,950	\$15,748	3	6/1/97	7/31/01	7/31/03
491001	350 90th Street	Daly City	Office (General)	Y	7,120	0	\$14,525	37	1/1/03	12/31/06	12/31/07
1790002	111 Broadway	Oakland	Office (General)	Y	20,949	0	\$47,056	63	9/1/94	10/31/04	10/31/04
5261001	575 Market Street	San Francisco	Office (General)	Y	18,542	0	\$1,875	76	10/1/03	9/30/06	9/30/08
5261002	575 Market Street	San Francisco	Office (General)	Y	9,271	0	\$750	6	10/1/03	9/30/06	9/30/08
5261003	575 Market Street	San Francisco	Office (General)	Y	2,664	0	\$5,912	15	9/1/03	2/28/05	8/31/05
5261004	575 Market Street	San Francisco	Storage	Y	0	474	\$1,052	0	12/1/03	12/1/03	8/31/05
SUB-TOTAL (All Leased Space)					97,130	32,424	\$164,317	357			
SUB-TOTAL (Consolidatable Leased Space)					96,808	474	\$148,569	354			

HEALTH SERVICES - DGS-OWNED

4702024	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	50,929	0		146	12/1/98		
4702026	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	1,885	0		95	12/1/98		
4702027	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	9,881	0		44	11/1/98		
4702065	Elihu Harris, 1515 Clay Street	Oakland	Storage	Y	0	747			12/1/98		
4702081	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	851	0		7	9/1/02		
HEALTH SERVICES - DGS-Owned					63,546	747		292			
TOTAL CONSOLIDATABLE SPACE					160,354	1,221	\$148,569	646			

HIGHWAY PATROL - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4702046	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	4,081	0		15	7/12/99		
2674006	Ed. G. Brown, 505 Van Ness	San Francisco	Office (General)	Y	214	0		2	1/1/84		
SUB-TOTAL (All Leased Space) - N/A											
SUB-TOTAL (Consolidatable Leased Space)											
HIGHWAY PATROL - DGS-Owned					4,295	0		17			
TOTAL CONSOLIDATABLE SPACE					4,295	0		17			

INDUSTRIAL RELATIONS - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4572001	1065 E Hillsdale Blvd.	Foster City	Office (Field)	Y	2,593	0	\$8,246	9	8/1/97	1/31/02	7/31/04
4705001	1555 Doolittle Drive	San Leandro	Office/Lab	N	7,664	0		6	11/1/98	10/31/02	10/31/04
3227002	395 Oyster Point Blvd.	South San Francisco	Office (General)	Y	7,939	0	\$14,224	32	12/1/02	11/30/06	11/30/08
SUB-TOTAL (All Leased Space)					18,196	0	\$35,677	47			
SUB-TOTAL (Consolidatable Leased Space)					10,532	0	\$22,470	41			

INDUSTRIAL RELATIONS - DGS-OWNED

4702006	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	2,351	0		137	1/1/99		
4702009	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	16,380	0			9/1/98		
4702010	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	3,173	0			9/1/98		
4702011	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	2,878	0			2/1/99		
4702012	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	2,653	0			9/1/98		
4702013	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	1,444	0			9/1/98		
4702056	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	26,291	0			1/1/99		
4702057	Elihu Harris, 1515 Clay Street	Oakland	Storage	Y	0	576			1/1/99		
4702058	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	7,901	0			1/1/99		
4702059	Elihu Harris, 1515 Clay Street	Oakland	Storage	Y	0	408			1/1/99		
4703063	Hiram Johnson, 455 Golden Gate	San Francisco	Office (General)	Y	152,753	0		551	7/1/03		
4703063	Earl Warren, 350 McAllister	San Francisco	Storage	Y	0	3,621					
INDUSTRIAL RELATIONS - DGS-Owned					215,824	4,605		688			
TOTAL CONSOLIDATABLE SPACE					226,356	4,605	\$22,470	729			

INSURANCE - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2718001	45 Fremont Street	San Francisco	Office (General)	Y	63,002	0	\$270,539	283	11/1/90	4/30/10	10/31/10
SUB-TOTAL (All Leased Space)					63,002	0	\$270,539	283			
SUB-TOTAL (Consolidatable Leased Space)					63,002	0	\$270,539	283			
INSURANCE - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					63,002	0	\$270,539	283			

APPENDIX 1 B

MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)

ALAMEDA - OAKLAND, SAN FRANCISCO, AND SAN MATEO COUNTIES

JUDICIAL COUNCIL - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4703051	Hiram Johnson, 455 Golden Gate	San Francisco	Office (General)	Y	164,977	2,591		602	7/1/03		
4703051	Earl Warren, 350 McAllister	San Francisco	Storage	Y	3,535	7,677		10			
SUB-TOTAL (All Leased Space) - N/A											
SUB-TOTAL (Consolidatable Leased Space)											
JUDICIAL COUNCIL - DGS-OWNED					168,512	10,268		612			
TOTAL CONSOLIDATABLE SPACE					168,512	10,268		612			

JUDICIAL PERFORMANCE, COMMISSION ON - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4703053	Hiram Johnson, 455 Golden Gate	San Francisco	Office (General)	Y	14,480	0		27	7/1/03		
SUB-TOTAL (All Leased Space) - N/A											
SUB-TOTAL (Consolidatable Leased Space)											
JUDICIAL PERFORMANCE, COMMISSION ON - DGS-OWNED					14,480	0		27			
TOTAL CONSOLIDATABLE SPACE					14,480	0		27			

JUSTICE - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
227001	600 Bancroft Way	Berkeley	Laboratory	N	152	3,308	\$5,353		10/1/01	9/30/05	9/30/09
496001	604 Bancroft Way	Berkeley	Laboratory	N	0	3,917	\$6,613	25	12/1/00	11/30/04	11/30/08
1772001	180 Grand Avenue	Oakland	Office (General)	Y	3,647	0	\$9,227	14	1/1/03	12/31/06	12/31/10
2670001	2720 Taylor Street	San Francisco	Office / Lab	N	25,525	0	\$49,639	120	4/1/98	6/31/03	5/31/04
SUB-TOTAL (All Leased Space)					29,324	7,225	\$70,832	159			
SUB-TOTAL (Consolidatable Leased Space)					3,647	0	\$9,227	14			

JUSTICE - DGS-OWNED

4702078	Elihu Harris, 1515 Clay Street	Oakland	Storage	Y	0	2,937		90	12/1/98		
4702088	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	43,702	0			1/1/03		
4703055	Hiram Johnson, 455 Golden Gate	San Francisco	Office (General)	Y	133,048	0		386	7/1/03		
4703055	Earl Warren, 350 McAllister	San Francisco	Storage	Y	0	1,400					
JUSTICE - DGS-OWNED					176,750	4,337		476			
TOTAL CONSOLIDATABLE SPACE					180,397	4,337	\$9,227	490			

MENTAL HEALTH - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4935001	One Front Street	San Francisco	Office (General)	Y	2,175	0	\$13,594	7	9/1/00	2/28/05	2/28/05
SUB-TOTAL (All Leased Space)					2,175	0	\$13,594	7			
SUB-TOTAL (Consolidatable Leased Space)					2,175	0	\$13,594	7			

MENTAL HEALTH - DGS-OWNED

4702030	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	1,443	0		6	8/1/98		
MENTAL HEALTH - DGS-OWNED					1,443	0		6			
TOTAL CONSOLIDATABLE SPACE					3,618	0	\$13,594	13			

MISC PRIVATE ORGANIZATION - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2674005	Ed. G. Brown, 505 Van Ness	San Francisco	Child Care	Y	0	2,375		10	1/1/84		
SUB-TOTAL (All Leased Space) - N/A											
SUB-TOTAL (Consolidatable Leased Space)											
MISC PRIVATE ORGANIZATION - DGS-OWNED					0	2,375		10			
TOTAL CONSOLIDATABLE SPACE					0	2,375		10			

MOTOR VEHICLES - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4574001	303 Hegenberger Road	Oakland	Office (General)	Y	10,547	0	\$15,016	55	1/1/98	12/31/01	12/31/08
2681002	5 Thomas Mellon Circle	San Francisco	Office (General)	Y	3,443	0	\$5,745	18	6/1/93	5/31/97	5/31/03
SUB-TOTAL (All Leased Space)					13,990	0	\$20,761	73			
SUB-TOTAL (Consolidatable Leased Space)					13,990	0	\$20,761	73			
MOTOR VEHICLES - DGS-OWNED - N/A											
TOTAL CONSOLIDATABLE SPACE					13,990	0	\$20,761	73			

APPENDIX 1 B

MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)

ALAMEDA - OAKLAND, SAN FRANCISCO, AND SAN MATEO COUNTIES

PERSONNEL BOARD - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4702031	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	1,466	0		3	9/1/98		
SUB-TOTAL (All Leased Space) - N/A											
SUB-TOTAL (Consolidatable Leased Space)											
PERSONNEL BOARD - DGS-Owned					1,466	0		3			
TOTAL CONSOLIDATABLE SPACE					1,466	0		3			

PUBLIC DEFENDER - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4377001	221 Main Street	San Francisco	Office (General)	Y	19,343	0	\$37,640	58	1/1/95	9/30/99	12/31/04
2732002	101 Howard Street	San Francisco	Storage	Y	0	344	\$430	0	8/1/00	8/31/00	12/31/04
SUB-TOTAL (All Leased Space)					19,343	344	\$38,070	58			
SUB-TOTAL (Consolidatable Leased Space)					19,343	344	\$38,070	58			
PUBLIC DEFENDER - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					19,343	344	\$38,070	58			

PUBLIC EMPLOYMENT RELATIONS BOARD - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1793003	1330 Broadway	Oakland	Office (General)	Y	3,227	0	\$9,358	8	8/1/02	8/1/06	7/31/10
SUB-TOTAL (All Leased Space)					3,227	0	\$9,358	8			
SUB-TOTAL (Consolidatable Leased Space)					3,227	0	\$9,358	8			
PUBLIC EMPLOYMENT RELATIONS BOARD - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					3,227	0	\$9,358	8			

PUBLIC UTILITIES COMMISSION - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2674001	Ed. G. Brown, 505 Van Ness	San Francisco	Office (General)	Y	196,421	5,451		1,153	1/1/84		
2674002	Ed. G. Brown, 505 Van Ness	San Francisco	Storage	Y	0	6,669			1/1/84		
SUB-TOTAL (All Leased Space) - N/A											
SUB-TOTAL (Consolidatable Leased Space)											
PUBLIC UTILITIES COMMISSION - DGS-Owned					196,421	12,120		1,153			
TOTAL CONSOLIDATABLE SPACE					196,421	12,120		1,153			

REAL ESTATE - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4702032	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	9,100	0		20	8/1/98		
SUB-TOTAL (All Leased Space) - N/A											
SUB-TOTAL (Consolidatable Leased Space)											
REAL ESTATE - DGS-Owned					9,100	0		20			
TOTAL CONSOLIDATABLE SPACE					9,100	0		20			

REHABILITATION - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
225001	1936 University Avenue	Berkeley	Office (General)	Y	5,001	0	\$11,652	14	6/1/94	8/31/05	8/31/07
1483001	800 Menlo Avenue	Menlo Park	Office (Field)	Y	1,839	0	\$6,253	14	1/1/92	12/31/01	6/30/04
4088001	801 Traeger Avenue	San Bruno	Office (General)	Y	4,504	0	\$16,632	11	7/1/92	12/31/03	6/30/05
2721002	185 Berry Street	San Francisco	Office (General)	Y	18,570	0	\$40,746	85	12/1/93	11/30/97	11/30/03
2887001	1500 Fashion Island Blvd.	San Mateo	Office (Field)	Y	7,147	0	\$32,163	33	11/1/91	1/1/04	12/31/04
SUB-TOTAL (All Leased Space)					37,061	0	\$107,446	157			
SUB-TOTAL (Consolidatable Leased Space)					37,061	0	\$107,446	157			

REHABILITATION - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4702034	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	1,147	0		33	7/27/98		
4702079	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	7,576	0			6/1/02		
4702080	Elihu Harris, 1515 Clay Street	Oakland	Storage	Y	0	147			6/1/02		
4702090	Elihu Harris, 1515 Clay Street	Oakland	Cafeteria	Y	0	8,014			7/1/03		
2674004	Ed. G. Brown, 505 Van Ness	San Francisco	Cafeteria	Y	0	7,838			1/1/84		
2674004	Ed. G. Brown, 505 Van Ness	San Francisco	Storage	Y	0	270			1/1/84		
REHABILITATION - DGS-Owned					8,723	16,269		33			
TOTAL CONSOLIDATABLE SPACE					45,784	16,269	\$107,446	190			

APPENDIX 1 B

MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)

ALAMEDA - OAKLAND, SAN FRANCISCO, AND SAN MATEO COUNTIES

SAN FRANCISCO BAY CONSERV. & DEVELOP. COM. - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4826001	50 California Street	San Francisco	Office (General)	Y	19,032	0	\$76,290	35	4/1/00	3/31/10	3/31/11
SUB-TOTAL (All Leased Space)					19,032	0	\$76,290	35			
SUB-TOTAL (Consolidatable Leased Space)					19,032	0	\$76,290	35			
SAN FRANCISCO BAY CONS. & DEVELOP. COM - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					19,032	0	\$76,290	35			

SECRETARY OF STATE - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
5054003	121 Spear Street	San Francisco	Office (General)	Y	2,315	0	\$10,617	6	8/1/02	7/31/10	7/31/12
SUB-TOTAL (All Leased Space)					2,315	0	\$10,617	6			
SUB-TOTAL (Consolidatable Leased Space)					2,315	0	\$10,617	6			

SECRETARY OF STATE - DGS-OWNED

4703064	Hiram Johnson, 455 Golden Gate	San Francisco	Office (General)	Y	5,010	0		28	7/1/03		
SECRETARY OF STATE - DGS-Owned					5,010	0		28			
TOTAL CONSOLIDATABLE SPACE					7,325	0	\$10,617	34			

SENATE - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4702071	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	2,884	0		10	5/1/01		
SUB-TOTAL (All Leased Space) - N/A											
SUB-TOTAL (Consolidatable Leased Space)											
SENATE - DGS-Owned					2,884	0		10			
TOTAL CONSOLIDATABLE SPACE					2,884	0		10			

SOCIAL SERVICES - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
2585001	851 Traeger Avenue	San Bruno	Office (General)	Y	8,746	0	\$21,619	48	7/1/95	6/30/05	6/30/07
4088002	801 Traeger Avenue	San Bruno	Office (Field)	Y	5,491	0	\$13,573	19	5/1/95	6/30/05	6/30/07
4088003	801 Traeger Avenue	San Bruno	Office (General)	Y	4,314	0	\$10,663	32	5/1/95	6/30/05	6/30/07
4143016	1390 Market Street	San Francisco	Office (General)	Y	853	0	\$2,410	5	12/1/98	5/31/03	11/30/04
SUB-TOTAL (All Leased Space)					19,404	0	\$48,265	104			
SUB-TOTAL (Consolidatable Leased Space)					19,404	0	\$48,265	104			

SOCIAL SERVICES - DGS-OWNED

4702035	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	6,728	0		14	9/28/98		
4702036	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	5,570	0		18	7/20/98		
4702037	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	9,467	0		44	11/2/98		
4702041	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	3,056	0		45	1/18/99		
4702042	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	1,367	0		14	11/2/98		
4702043	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	1,321	0		3	1/4/99		
4702048	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	27,343	0		3	3/1/99		
4702049	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	16,061	0		29	3/1/99		
4702050	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	31,483	0		287	3/1/99		
4702089	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	1,952	0		10	7/1/03		
SOCIAL SERVICES - DGS-Owned					104,348	0		464			
TOTAL CONSOLIDATABLE SPACE					123,752	0	\$48,265	568			

SUPREME COURT - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4703057	Hiram Johnson, 455 Golden Gate	San Francisco	Office (General)	Y	20,740	0		6	7/1/03		
4703057	Earl Warren 350 McAllister	San Francisco	Office (General)	Y	71,368	2,060		131			
SUB-TOTAL (All Leased Space) - N/A											
SUB-TOTAL (Consolidatable Leased Space)											
SUPREME COURT - DGS-Owned					92,108	2,060		137			
TOTAL CONSOLIDATABLE SPACE					92,108	2,060		137			

TOXIC SUBSTANCES CONTROL - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
221004	700 Heinz Avenue	Berkeley	Office/Lab	N	47,439	27,151	\$188,834	170	11/1/03	10/31/13	10/31/15
233001	2848 Seventh Street	Berkeley	Warehouse	N	0	7,347	\$8,505	5	5/1/95	9/30/05	9/30/06
4659001	2411 Washington Avenue	San Leandro	Storage	N	0	90	\$450	0	3/1/99	2/28/07	2/28/07
SUB-TOTAL (All Leased Space)					47,439	34,588	\$197,789	175			
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0			
TOXIC SUBSTANCES CONTROL - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	0	\$0	0			

APPENDIX 1 B

MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)

ALAMEDA - OAKLAND, SAN FRANCISCO, AND SAN MATEO COUNTIES

TRANSPORTATION - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
5233001	551 Pilgrim Drive	Foster City	Office (Field)	Y	3,408	0	\$5,964	21	7/1/98	2/29/04	2/28/05
2699001	595 Market Street	San Francisco	Office (General)	Y	14,823	0	\$34,475	78	8/1/93	7/31/97	7/31/08
2699002	595 Market Street	San Francisco	Storage	Y	0	140	\$126	0	2/1/96	2/1/96	6/30/99
2699003	595 Market Street	San Francisco	Office (General)	Y	2,027	0	\$8,764	7	2/1/03	1/31/07	1/31/11
SUB-TOTAL (All Leased Space)					20,258	140	\$49,329	106			
SUB-TOTAL (Consolidatable Leased Space)					20,258	140	\$49,329	106			
TRANSPORTATION - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					20,258	140	\$49,329	106			

WATER RESOURCES CONTROL BOARD - DGS-OWNED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
4702075	Elihu Harris, 1515 Clay Street	Oakland	Office (General)	Y	39,504	0		118	11/1/00		
4702076	Elihu Harris, 1515 Clay Street	Oakland	Storage	Y	0	147			11/1/00		
SUB-TOTAL (All Leased Space) - N/A											
SUB-TOTAL (Consolidatable Leased Space)											
WATER RESOURCES CONTROL BOARD - DGS-Owned					39,504	147		118			
TOTAL CONSOLIDATABLE SPACE					39,504	147		118			

YOUTH AUTHORITY - LEASED

Lease #	Address	City	Type of Space	Consolidatable	NSF Office	NSF Other	Monthly Rent	PYS	Begin Date	Firm Date	End Date
1768001	338 Pendleton Way	Oakland	Office (General)	N	6,630	0	\$12,160	18	1/1/00	12/31/03	12/31/09
SUB-TOTAL (All Leased Space)					6,630	0	\$12,160	18			
SUB-TOTAL (Consolidatable Leased Space)					0	0	\$0	0			
YOUTH AUTHORITY - DGS-Owned - N/A											
TOTAL CONSOLIDATABLE SPACE					0	0	\$0	0			

TOTAL - ALAMEDA, SAN FRANCISCO, AND SAN MATEO COUNTIES				NSF Office	NSF Other	Monthly Rent	PYS			
ALL LEASED SPACE				755,705	133,459	\$2,195,224	2,831			
CONSOLIDATABLE LEASED SPACE				590,925	5,119	\$1,660,943	2,180			
DGS-OWNED				1,347,349	80,243		4,721			
TOTAL CONSOLIDATABLE SPACE				1,938,274	85,362	\$1,660,943	6,901			

Appendix 1 C

Non-DGS-Owned State Office Space (Sorted by Planning Area)

- *Alameda County - Oakland*
- *San Francisco County*
- *San Mateo County*

Appendix 1 C

NON DGS-OWNED STATE OFFICE SPACE (SORTED BY PLANNING AREA)				
ALAMEDA - OAKLAND, SAN FRANCISCO, AND SAN MATEO COUNTIES				

ALAMEDA COUNTY - OAKLAND PLANNING AREA				
AGENCY	ADDRESS	CITY	TYPE OF SPACE	GSF
Employment Development	1225 4th Avenue	Oakland	Office (Field)	25,688
Highway Patrol	3601 Telegraph Avenue	Oakland	Office (Field)	9,771
Motor Vehicles	5300 Claremont Avenue	Oakland	Office (Field)	24,200
Motor Vehicles	501 85th Avenue	Oakland	Office (Field)	16,181
Transportation	111 Grand Avenue	Oakland	Office (Field)	684,613
TOTAL				760,453

SAN FRANCISCO COUNTY PLANNING AREA				
AGENCY	ADDRESS	CITY	TYPE OF SPACE	GSF
Employment Development	745 Franklin Street	San Francisco	Office (Field)	59,761
Highway Patrol	455 Eighth Street	San Francisco	Office (Field)	17,228
Motor Vehicles	1377 Fell Street	San Francisco	Office (Field)	23,140
TOTAL				100,129

SAN MATEO COUNTY PLANNING AREA				
AGENCY	ADDRESS	CITY	TYPE OF SPACE	GSF
Highway Patrol	355 Convention Way	Redwood City	Office (Field)	6,559
Motor Vehicles	1500 Sullivan Avenue	Daly City	Office (Field)	15,136
Motor Vehicles	300 Brewster Avenue	Redwood City	Office (Field)	12,600
Motor Vehicles	425 N. Amphlett Blvd.	San Mateo	Office (Field)	9,006
TOTAL				43,301
GRAND TOTAL				903,883

Appendix 1 D

*Non-DGS-Owned State Office Space
(Sorted by Agency)*

*Alameda – Oakland, San Francisco, and
San Mateo Counties*

Appendix 1 D

NON DGS-OWNED STATE OFFICE SPACE (SORTED BY AGENCY)

ALAMEDA - OAKLAND, SAN FRANCISCO, AND SAN MATEO COUNTIES

AGENCY	ADDRESS	CITY	TYPE OF SPACE	GSF
Employment Development	1225 4th Avenue	Oakland	Office (Field)	25,688
Employment Development	745 Franklin Street	San Francisco	Office (Field)	59,761
TOTAL				85,449

AGENCY	ADDRESS	CITY	TYPE OF SPACE	GSF
Highway Patrol	3601 Telegraph Avenue	Oakland	Office (Field)	9,771
Highway Patrol	455 Eighth Street	San Francisco	Office (Field)	17,228
Highway Patrol	355 Convention Way	Redwood City	Office (Field)	6,559
TOTAL				33,558

AGENCY	ADDRESS	CITY	TYPE OF SPACE	GSF
Motor Vehicles	5300 Claremont Avenue	Oakland	Office (Field)	24,200
Motor Vehicles	501 85th Avenue	Oakland	Office (Field)	16,181
Motor Vehicles	1377 Fell Street	San Francisco	Office (Field)	23,140
Motor Vehicles	1500 Sullivan Avenue	Daly City	Office (Field)	15,136
Motor Vehicles	300 Brewster Avenue	Redwood City	Office (Field)	12,600
Motor Vehicles	425 N. Amphlett Blvd.	San Mateo	Office (Field)	9,006
TOTAL				100,263

AGENCY	ADDRESS	CITY	TYPE OF SPACE	GSF
Transportation	111 Grand Avenue	Oakland	Office (Field)	684,613
TOTAL				684,613
GRAND TOTAL				903,883